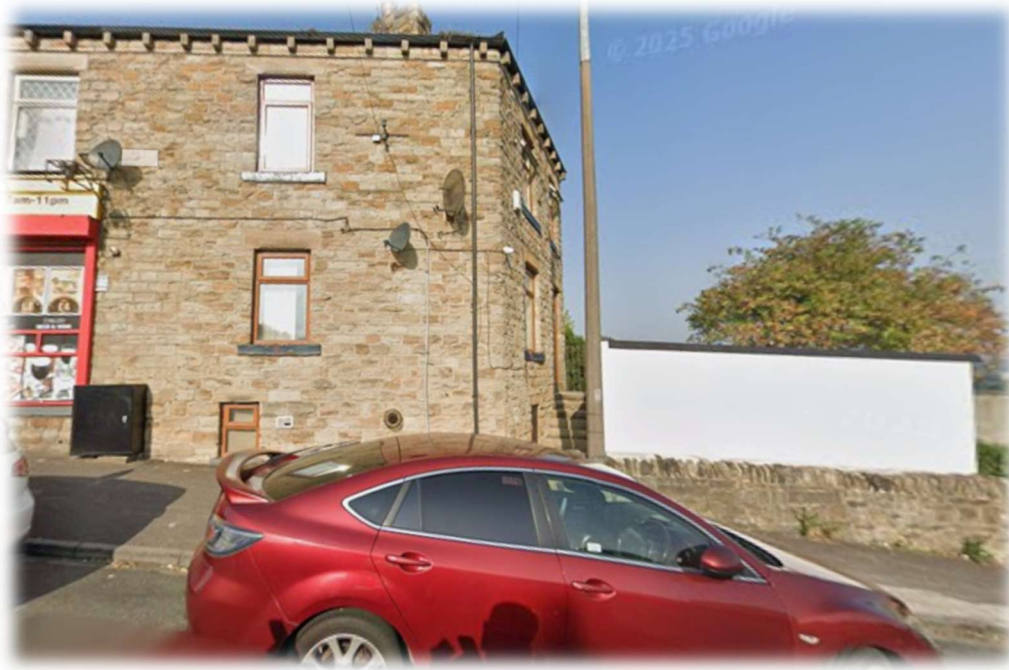


DESIGN AND ACCESS STATEMENT

Retrospective planning application for the retention of a storage container located at Hanging Heaton 26 Mill Lane, Batley WF17 6LE used for ancillary storage associated with the commercial premises at Hanging Heaton 28 Mill Lane, Batley, WF17 6LE



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CONTENTS PAGE**PAGE**

1.	Introduction.....	3
2.	Site and Surroundings.....	3
3.	Amount and Layout.....	3
4.	Design and Materials.....	3
5.	Use.....	4
6.	Access.....	4
7.	Impact on Area.....	4
8.	Conclusion.....	4

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1. Introduction

This Design and Access Statement has been prepared in support of a retrospective full planning application for the retention of a storage container located to the front and side elevation of the property at 28 Mill Lane.

The container has been positioned on the site for a considerable period of time and is used for storage purposes associated with the neighbouring commercial premises at 26 Mill Lane. The purpose of this application is to regularise the planning position following correspondence from the Local Planning Authority.

2. Site and Surroundings

The site at 26 Mill Lane forms part of an established streetscape containing a mix of residential and small commercial premises typical of the surrounding area.

The storage structure is located within the boundary of the site toward the front and side area of the property. The location allows it to function effectively for storage purposes while remaining within the established site limits.

3. Amount and Layout

The proposal relates solely to the retention of a single storage container that is already present on the site. No additional structures are proposed as part of this application.

The container is positioned in a practical location along the front and side area of the site, allowing appropriate access while maintaining the general layout and circulation within the property boundary.

4. Design and Materials

The structure is a simple storage container constructed using a timber frame with external PVC cladding. These materials provide a durable and weather-resistant finish suitable for long-term external use.

The appearance of the structure is modest and functional in nature, reflecting its purpose as ancillary storage. The external cladding provides a clean and uniform finish that helps the structure integrate with its surroundings.

Given the scale of the structure and its position within the site, the container does not appear visually intrusive within the existing streetscape.

5. Use

The storage container is used in connection with the neighbouring commercial premises at Hanging Heaton 28 Mill Lane. The structure provides secure ancillary storage for goods, equipment, and materials associated with the day-to-day operation of the shop.

Providing this external storage allows the business to operate efficiently while preventing the need to store materials within the main retail area. The container therefore supports the existing use of the nearby commercial premises.

6. Access

Access arrangements to the site remain unchanged. The container can be accessed internally within the site boundary and does not interfere with existing pedestrian or vehicular access arrangements.

7. Impact on the Area

The container has been in place for over 12 months and has formed part of the site's arrangement without causing known issues in relation to neighbouring amenity, access, or visual impact.

The continued retention of the structure will therefore not result in any additional impact on neighbouring properties or the wider character of the area.

8. Conclusion

This application seeks retrospective consent for the continued retention of a storage container located at 26 Mill Lane. The structure provides ancillary storage associated with the nearby commercial premises at 28 Mill Lane and has been present on the site for a considerable time.

Given its modest scale, functional design, and established presence within the site, it is considered that the proposal will not give rise to any adverse impacts. Planning permission is therefore respectfully requested.

It is also noted that a similar storage container has been located to the front of the neighbouring property at 22 Mill Lane for a considerable period, understood to be more than 16 years. The presence of this structure demonstrates that such storage arrangements already form part of the established character of development within this section of Mill Lane.

In this context, the retention of the storage container at the application site would not represent an unusual or isolated form of development within the street. Instead, it reflects an existing pattern of development and therefore does not introduce a feature that would be out of keeping with the surrounding area.