

DESIGN AND ACCESS STATEMENT



Planning Branch Ltd

**SITE: Squeezy Barn, Hallsenna
Road, Holmrook, CA19 1AB**

**PROPOSAL: Temporary siting of
caravan for the applicants during
the building of the dwelling
4/20/2211/0R1**

APPLICANTS: Mr M Freeman

February 2022 revised

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CONTENTS

INTRODUCTION 4

SITE DESCRIPTION 4

CONSTRAINTS 4

 Flood Map & Drainage 4

 Rights of Ways 5

 Designations 5

 Summary of designations. 5

CONSULTATION 5

HISTORY 5

PROPOSAL 6

LAYOUT AND SCALE 7

SEQUENTIAL ASSESSMENT 7

 Site S1 7

 Site S2 7

 Site S3 8

 Site 4 8

LANDSCAPING 8

 View V1 9

 View V2 10

 View V3 10

 View V4 11

 View V5 11

APPEARANCE/DESIGN 12

HIGHWAYS & ACCESS 12

PLANNING POLICIES 12

 National Planning Policy Framework (NPPF) 13

 Copeland Local Plan 2013-2028 13

 Policy ST1 – Strategic Development principles 13

 Policy ST2 – Spatial development strategy 13

 Policy ST3 – Strategic development priorities 13

 Policy ENV5 – Protecting and enhancing the boroughs landscapes 13

ASSESSMENT 13

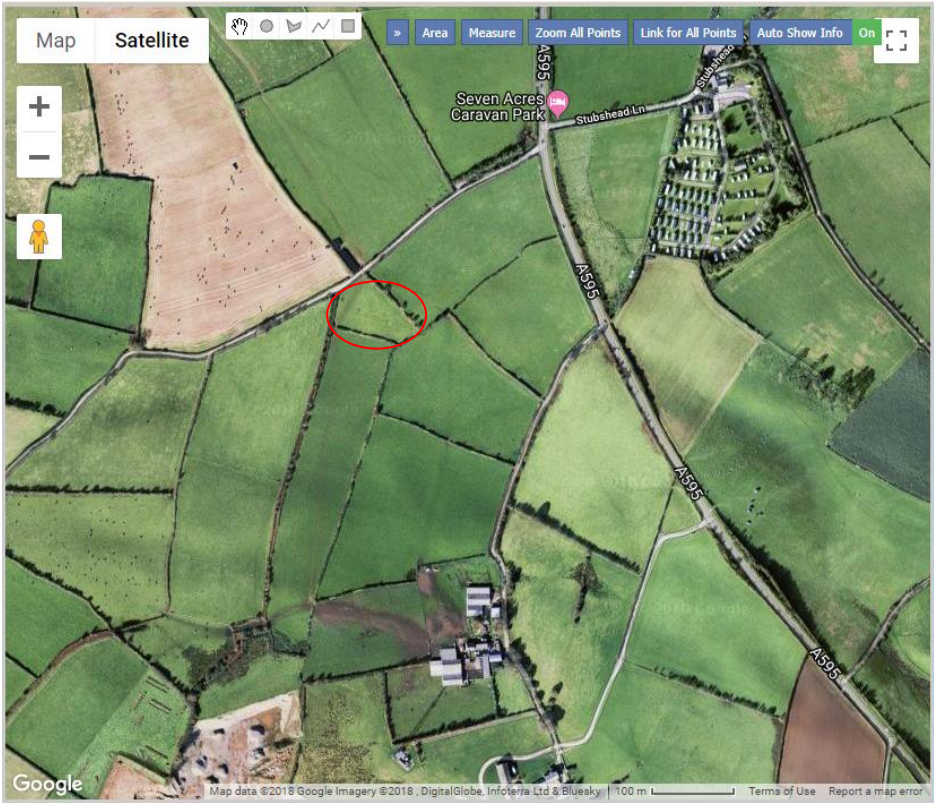
CONCLUSION 13

INTRODUCTION

Planning Branch Ltd has been commissioned to produce this report in support of the proposed development at land on Hallsenna Lane, Holmrook. The proposal is for the siting of a caravan for the occupation of the applicant during the build of dwelling 4/20/2211/0R1. Although the caravan can be sited on the site under Part 4 Class A of Town and Country Planning (General Permitted Development) (England) Order 2015 due to concern expressed from the Local Planning Authority this application is for the temporary consent of the siting of the caravan.

SITE DESCRIPTION

The site is as shown by the below aerial image. The site is located to the north of High House Farm and is easily accessed from the highway to Hallsenna from the A595. The site is a small area of agricultural land which is adjacent to the previous approved agricultural workers dwelling.



CONSTRAINTS

Flood Map & Drainage

The site is located within a flood zone 1 where there are no issues of flood risk.

Rights of Ways

There are no public rights of way over the site which could be impacted upon.

Heritage Asset

There are no heritage assets on or close to the site. The nearest heritage asset is located within Hallsenna, which is a Grade II listed building with adjoining barns, stables, and dovecote, however due to the distance and intervening land use, the proposal would not impact on the setting of the listed building.

Designations

Summary of designations.

- There are no SSSIs close to the site
- There are no areas of conservation
- There are no areas of woodland
- The site is not within an AONB
- There are no areas of inland rock

CONSULTATION

Christie Burns wrote to advise that planning permission was required for the siting of the caravan as it is outside the domestic curtilage of the dwelling and is not considered as being adjacent to the site.

HISTORY

4/19/2341/001 outline approval for an agricultural worker dwelling

4/20/2211/0R1 reserved matters for an agricultural worker dwelling



The domestic curtilage of the site is very constrained and due to the rising levels of the land to the east it is impossible to position the caravan for the applicants to occupy during construction within the domestic curtilage.

PROPOSAL

The positioning a static home for the applicants to live in whilst the construction of the approved dwelling under reference 4/20/2211/0R1. Under Part 4 Class A permits “The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or **on land adjoining that land.**”

The applicant considered that the siting of the structure was permitted development as it is on land adjoining the application land and thus in accordance with the above was permitted development. The Planner considers this is not the case but has not provided any evidence however in order to regularise the site this current application has been submitted.

The proposal is therefore for the siting of a caravan for the temporary housing of the applicants during the construction of the approved agricultural workers dwelling. As the applicant is carrying out part of the construction himself the work has to fit around the farm work. Also due to the shortage of building materials and builders the time requested for the temporary dwelling was originally 4 years to allow the works to be carried out however after concern expressed from the planner this has been reduced to 3 years as a compromise between their requested 2 years and the original 4 years. The reason for the 3 years is:

- difficult getting a builder
- shortage of materials
- Applicant carrying out a large amount of the work whilst farming
- Weather hinders build times

LAYOUT AND SCALE

The caravan has been positioned in the north-eastern part of the paddock at the end of the track constructed to serve the stable and store building.

SEQUENTIAL ASSESSMENT



A number of sites were considered prior to positioning the caravan in this location. No application was submitted as it is considered that the caravan is permitted development under Part 4 Class for the temporary siting of the caravan during the construction of the dwelling.

Above image indicate the options of sites that were considered along with reasons for discounting them.

Site S1

This site was discounted as it is in front of the gateway into the field that is still used for the applicant to gain access to his dwelling site. There is also not sufficient area for the caravan to be located.

Site S2

This was discounted due to the topography of the land in this location as it rises to the southeast and due to the close proximity of the dwelling and there would be the need for the removal of the proposed hedgerow around the

eastern boundary of the curtilage which helped to reduce the impact of the approved dwelling.

Site S3



The site is outside of the curtilage but was discounted due to the elevated position and how visible it would be from Hallsenna Lane.

Site 4

The sites between the curtilage area and the application site were discounted as the land rises and any structures on this area would be elevated as indicated on the image below.



The application site was therefore chosen as it was at the next available lowest point in the field which is screened by existing natural landscaping as indicated above. The site is the next lowest point within the field.

LANDSCAPING

A new hedgerow of hawthorn, blackthorn and dogrose is proposed in relation to the stable /field shelter and store building. No additional planting is required above than that additional planting. The building has been positioned to take account of the existing landscaping in the area.



The area was assessed to determine where views of the site was possible from, in relation to public views.

View V1



This is a point along the Hallsenna Lane where the building is viewed from. As the view illustrates the topography of the site and the existing hedgerow ensures it is a filtered view. From this view the building is seen as part of the existing landscaping.

View V2



This view is from the new access that serves the dwelling and indicates the lane to serve the proposed building. The caravan will be seen in the context of the new dwelling as it is constructed at the front of the site.

View V3



This is the view from the end of Hallsenna Lane, as you can see due to the existing landscaping the majority of the building is screened. Due to the colour of the caravan the building blends with the immediate surroundings.

View V4



Due to the topography of the area the site is not visible from this viewpoint. After this view point the road drops further and therefore no other possible viewpoints of the site.

View V5



This is a viewpoint from along the private lane that leads to the applicant's farm. A hedgerow is proposed along the field boundary and the application site which would then provide screening from this location.

APPEARANCE/DESIGN



Details as per the brochure and the images above.

HIGHWAYS & ACCESS

There are no changes to the original access approved as part of the agricultural workers dwelling. The access to serve the stable/store building is being utilised by the caravan. The track has started to grow through which softens its appearance.

PLANNING POLICIES

The most relevant guidance and policies to this development are:

National Planning Policy Framework (NPPF)

Copeland Local Plan 2013-2028

Policy ST1 – Strategic Development principles

Policy ST2 – Spatial development strategy

Policy ST3 – Strategic development priorities

Policy ENV5 – Protecting and enhancing the boroughs landscapes

ASSESSMENT

The applicant is carrying out a large proportion of the building works himself and is also working on the farm hence the need to be on the site at all times. He has sold his previous family home and relocated his family to the caravan during the construction of the dwelling.

There were no other areas of the adjacent land to the application area that were flat in order to accommodate the siting of the caravan. This is therefore only required for the time period that the dwelling is being constructed. As with other permitted development structures once the dwelling is completed the caravan will be removed.

CONCLUSION

The caravan is permitted development located on the adjoining land in accordance with Part 4 Class A. However, in order to avoid any issues, the application has been submitted to allow the temporary siting of the caravan during the time period of the construction of the dwelling as the applicant is conducting along with the builder substantial parts of the build. The landscaping proposed as part of the stable application would also provide additional screening of this temporary structure.