

Design and Access Statement



Planning Branch Ltd

**SITE: Hill Green, Drigg, Holmrook,
CA19 1XD**

**PROPOSAL: Erection of roof over
yard area**

November 2023

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INTRODUCTION

Planning Branch Ltd has been commissioned to provide this report to support the roof over the existing yard areas at Hill Green, Drigg, Holmrook.

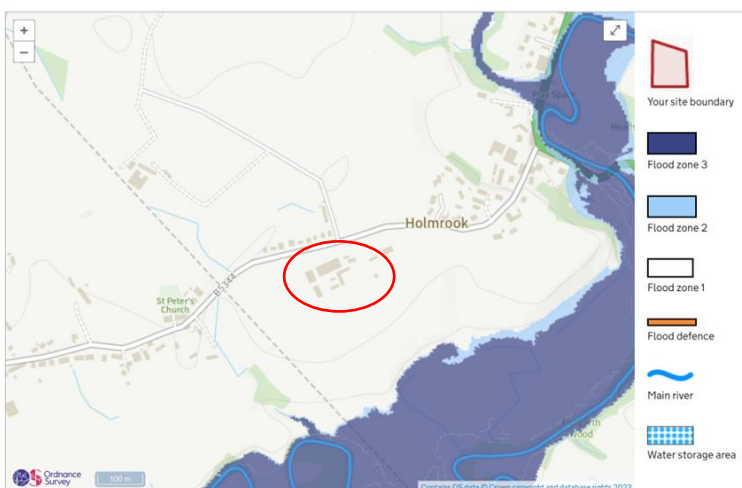
SITE DESCRIPTION



The site is the site of the existing yard area and is located adjacent to two existing agricultural buildings, as indicated above.

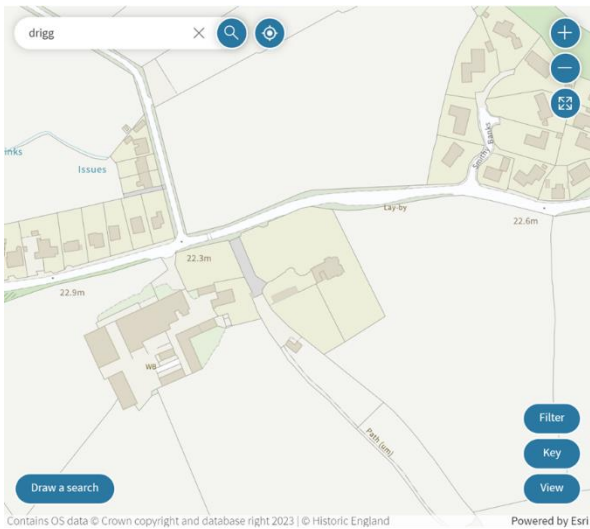
CONSTRAINTS

Flood Map & Drainage



The site is within flood zone 1. The surface water would enter the existing surface water system on the farm.

Heritage Asset

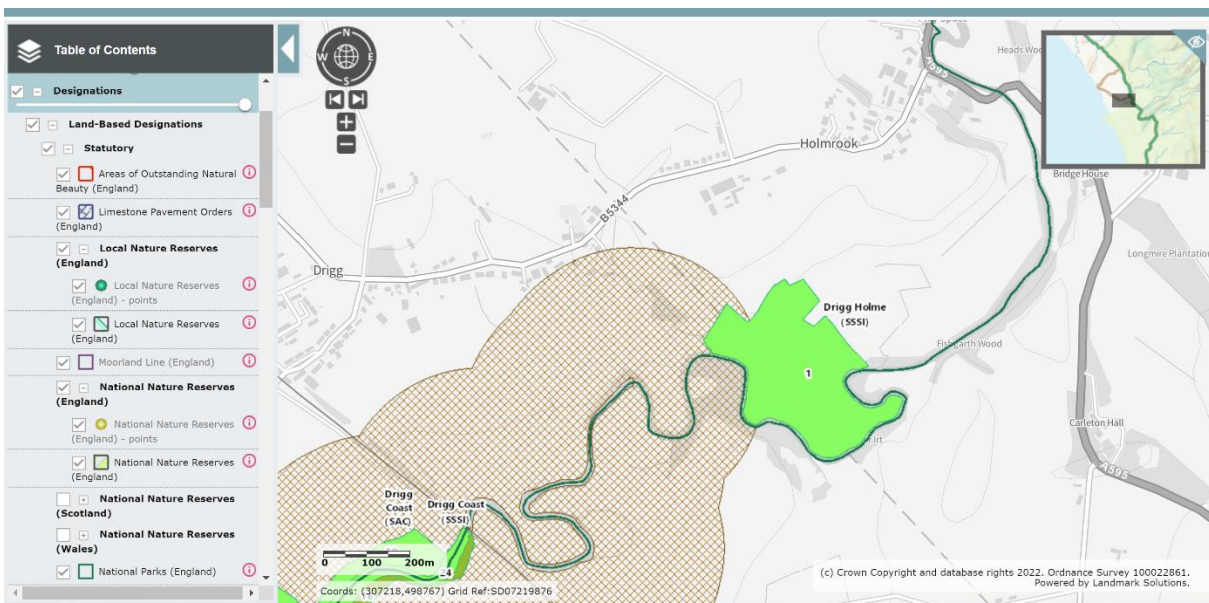


As shown above, there are no designated heritage assets near the farmstead, therefore there will be no adverse impact on heritage.

Designations

SSSI

The Drigg Holme SSSI is located approximately 200m from the farmstead.



The proposal is proposed to improve pollution control and thus would have a positive benefit.

PLANNING HISTORY

4/21/2290/0F1 - Erection of an agricultural building- Approved - 09/07/2021

Application submitted for roof over midden area and a separate application for roof over silage pit.

PROPOSAL

The proposal is for the erection of a roof over the existing yard areas to reduce dirty surface water runoff.

LAYOUT AND SCALE

12.1m x 24m = 290.4m²

5m x 14m = 70m²

Total area 360.4m²

3.6m eaves and 4.3m ridge.

LANDSCAPING

Due to the nature of the proposed development no landscaping is needed as it would not have a wider impact on the surrounding area.

APPEARANCE/DESIGN

The building is open on all sides except the northern side which has a 1.5m concrete lower wall beneath a fibre cement roof.

HIGHWAYS & ACCESS

No changes to the existing access which the farmstead.

PLANNING POLICIES

The most relevant guidance and policies to this development are:

National Planning Policy Framework (NPPF)

Copeland Local Plan 2013-2028

ASSESSMENT

Residential amenity

The nearest properties are located over 95m to the north on the opposite side of the road. The existing farmstead is located between the neighbours and the proposal. Due to the distance and the type of development roofing over the existing use and the intervening farm buildings, the proposal would not have an adverse impact on the residential amenity of the neighbours.

Landscape



The building is located adjacent to existing buildings and would therefore be seen as part of the farmstead as indicated above. Due to the matching materials, scale and position, the proposal would not have a wider landscape impact in accordance with policies.

CONCLUSION

The proposed works to roof over the existing silage pit will reduce dirty surface water runoff and utilises design and materials to match the existing building. The proposals comply with the criteria set out above.