

**Cundalls**

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## DESIGN AND ACCESS STATEMENT

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### AGRICULTURAL WORKERS DWELLING TO SUPPORT THE EXISTING FARMING ENTERPRISE

On land at  
Kirk Balk Lane, Sand Hutton, York

Prepared for and on behalf of  
Mr and Mrs CR Fawcett  
Kissthorn Farm  
Sand Hutton  
York  
North Yorkshire  
YO41 1LF

At  
May 2014

RYEDALE  
14/00613/005  
- 6 JUN 2014

DEV  
MAY

## **APPLICATION DETAILS**

**Applicant:** Mr and Mrs Carl Fawcett and Edward Fawcett

**Applicants Address:** Kissthorn Farm, Sand Hutton, York, YO41 1LF

**Applicants Agent:** William Tyson BSc (Hons) MRICS FAAV, Cundalls Chartered Surveyors

**Agents Address:** Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP

**Site Address:** Kirk Balk Farm, Kirk Balk Lane, Sand Hutton, York

**Application Title:** Proposed Erection of one agricultural workers dwelling

**Application Type:** Outline planning application with all matter reserved

**Application Date:** May 2014

**Location:** Sand Hutton near York

**Proposed Use:** Class C3 - Dwelling House

**Reason for Proposal:** Increased functional need at Kirk Balk Farm and new agricultural workers accommodation requirements due to arable enterprise and livestock supervision need.

**Parking:** Vehicle and pedestrian access to the new dwelling will be via the existing private driveway

**Foul Water:** it is proposed that the new dwelling will have its own soak-away drainage system.

**Size:** Overall total accommodation living space 150 square metres

## **INTRODUCTION**

This planning application seeks outline planning consent for the erection of one dwelling for a farm worker to the north east corner of Field SE6960 9737 and to the south east corner of Field SE6960 9761 which lie to the east of Claxton and the north of Sand Hutton, York. All matters are reserved for future consideration.

## **USE**

The site would create one dwelling that would enhance the character and viability of the surrounding area and the development would avoid the inefficient use of land whilst respecting local character.

## **LAYOUT**

The application for a dwelling will provide much needed standard residential accommodation and will have no material adverse affect upon existing amenities or adjoining properties.

The proposed dwelling is to be located in close proximity to a large Hawthorn hedge which will provide screening. The proposed dwelling will have no affect whatsoever on the wildlife value or natural environment surrounding the adjacent hedge.

## **SCALE**

The proposed dwelling will be a two storey unit of approximately 150 sq.mtrs of living space. This will provide much needed agricultural accommodation for the applicant and his family. The eaves height will be approximately 4.5 to 5 meters and the ridge height will be approximately 7 meters high.

## **LANDSCAPING**

Landscaping of the site will take place including provision of shrubs and other plantings between the proposed dwelling and the surrounding yard area. The proposed development will have no affect whatsoever on existing hedgerows or shrubs lying adjacent to the proposed site.

In addition to the above, a garden will be established surrounding the proposed dwelling with car parking area to the west of the proposal. The existing hedge and grass verges which bound the surrounding land and yard area at Kirk Balk Lane will not be affected whatsoever.

## **APPEARANCE**

As this application is for Outline Planning Permission, certain specific information will not be included at this stage. However, the proposed dwelling will be constructed of traditional materials customary to the surrounding area and adjoining properties which will sit comfortably within Sand Hutton's mix of traditional buildings and dwellings.

## **ACCESS**

Access will be via the existing vehicular access to the land off Kirk Balk Lane and the proposed dwelling will be accessed via the farm yard. This will not have a detrimental impact on the safety of pedestrians and/or other road users or the free flow of traffic upon the highway network. All associated parking will be off street and adjacent to the proposed dwelling.