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DESIGN AND ACCESS STATEMENT

**AGRICULTURAL WORKERS DWELLING TO SUPPORT EXISTING
ENTERPRISE.**

AT

GOLDEN SQUARE FARM
LOW MARISHES
MALTON
NORTH YORKSHIRE

Applicant: A N Willis

APPLICATION DETAILS

Applicant:	Mr Andrew Willis
Applicants Address:	Golden Square, Low Marishes, Malton, YO17 0RH
Applicants Agent:	William Tyson BSc (Hons) MRICS FAAV, Cundalls Chartered Surveyors
Agents Address:	Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP
Site Address:	Golden Square, Low Marishes, Malton
Application Title:	Proposed Erection of one agricultural workers dwelling
Application Type:	Outline planning application with all matter reserved
Application Date:	December 2015
Location:	Low Marishes, Near Malton
Proposed Use:	Class C3 - Dwelling House
Reason for Proposal:	Increased functional need at Farm and new agricultural workers accommodation requirements due to agricultural business
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.

INTRODUCTION

This planning application seeks outline planning consent for the erection of one farm workers dwelling at Golden Square farm. 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 effect upon existing amenities or surrounding properties.

It is proposed that the dwelling will be sited within the farmstead and within the garden area of Golden Square Farmhouse. The proposed dwelling will have off street parking to the west.

The proposed dwelling is to be located in close proximity to the wooded area to the south and east which will provide adequate screening. The proposed dwelling will have no adverse effect on the wildlife value or natural environment surrounding as it will be situated on farmland adjacent to the farm buildings.

SCALE

The proposed dwelling will be a single storey unit of approximately 150 sq.mtrs of living space. This will provide much needed agricultural accommodation for the Andrew Willis and his wife.

LANDSCAPING

Landscaping of the site will take place and be shown as reserved matters in the future, this will include including provision of shrubs and other plantings between the proposed dwelling and the surrounding yard area. The proposed development will have no effect whatsoever on existing hedgerows or shrubs lying adjacent to the proposed site.

APPEARANCE

The proposed dwelling will be constructed of traditional materials customary to the surrounding area and adjoining properties which will sit comfortably within the low Marishes mix of traditional buildings and dwellings.

ACCESS

Access will be via the existing vehicular access 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 as it is a private roadway. All associated parking will be off street and adjacent to the proposed dwelling.

Signed.....

Cundalls

Date.....