

# **DESIGN AND ACCESS STATEMENT**



**Planning Branch Ltd**

**Sycamore House, Kirkbride,  
CA7 5JZ**

**Erection of reception building  
(retrospective)**

**August 2024 revised**

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## INTRODUCTION

Planning Branch Ltd has been commissioned to produce this report in support of the proposed development at Sycamore House, Kirkbride, for GW Rudd Motor Engineering. The proposal is for the erection of a reception building for the business. The application is retrospective.

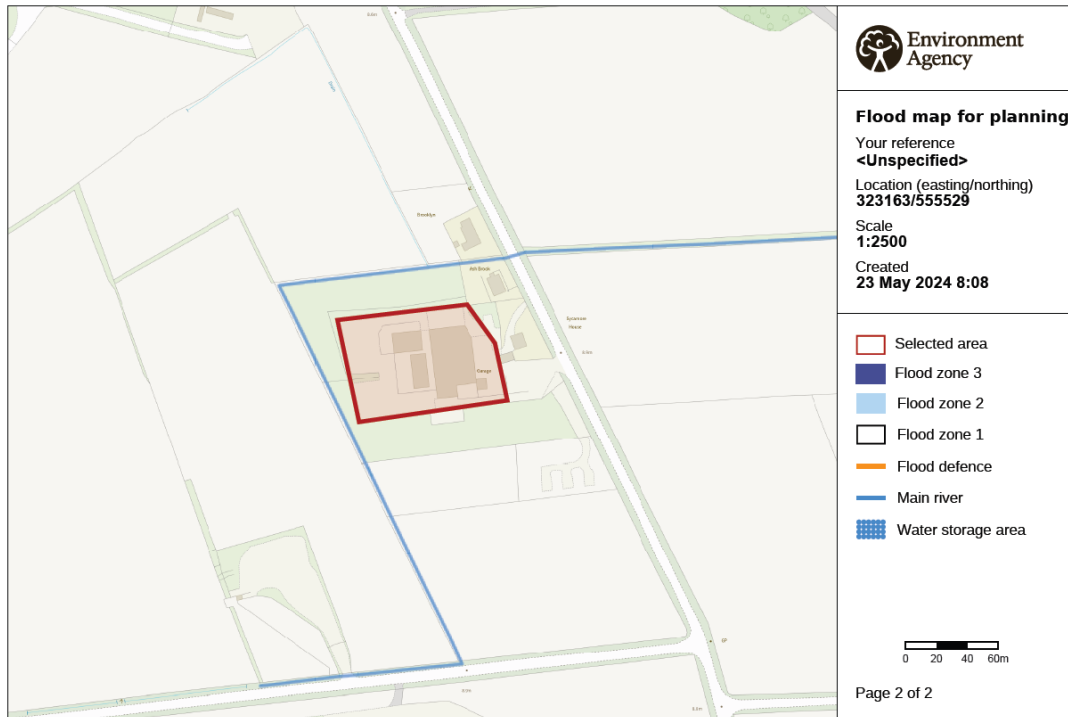
## SITE DESCRIPTION



The site is located to the east of the existing commercial buildings as indicated above. The site was previously part of the yard area.

## CONSTRAINTS

### Flood Map & Drainage

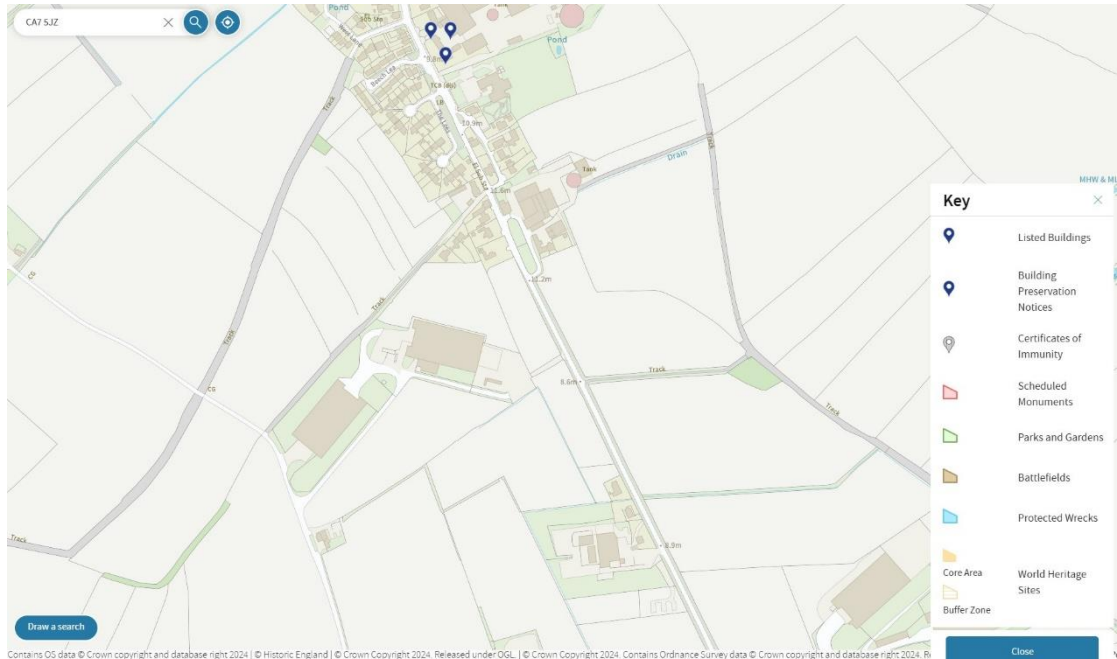


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### Rights of Ways

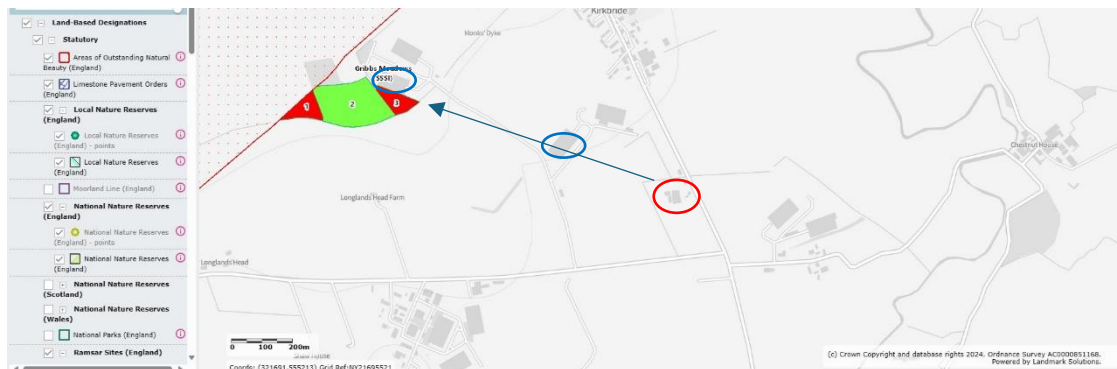
The site is located in flood zone 1 as the extract from EA indicates. The building utilises the existing surface water drainage system that is used for all the buildings on the site.

## Heritage Asset



The nearest heritage assets are listed buildings located in Kirkbride which are located approximately 700m from the site. Due to the intervening uses the proposal would not impact on the setting of the listed buildings. There are no other heritage assets close to the site.

## Designations



The site is located over 940m from the nearest SSSI as indicated above. The site is also located over 1.3km from the AONB. Due to the distance from the designations and the intervening commercial structures that exist between the proposed site and the designations as indicated in blue above, the proposal would not adversely impact on those designations.

Due to the distance from the AONB it is not considered that the site is adjoining the AONB.

## **CONSULTATION**

Correspondence with Caroline Fearon has taken place, with a requirement to submit the applications to regularise the unauthorised activities on the site.

## **HISTORY**

There are a number of applications on the site some of which were withdrawn and therefore the information is not on the website.

The most relevant applications are indicated below.

- 2/2003/1134 – Certificate of lawfulness for vehicle workshop.
- 2/2008/0914 – Proposed agricultural workshop
- CON1/2008/0914 – Discharge of conditions
- 2/2015/0720 – Extension of existing workshop

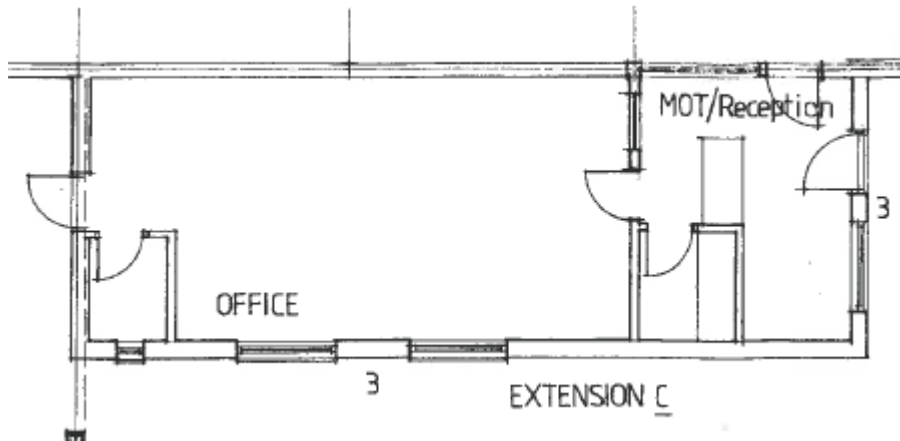
## **CURRENT BUSINESS**

The business is GW Rudd Motor Engineering which is a local mechanical garage.

The business supports 5 full time staff and 3 part time staff with advertising for an additional member of staff underway.

## **PROPOSAL**

The proposal is for the erection of a reception building to provide improved staff facilities and a safer customer experience.



Above is a previously approved reception facility.

Due to the need to provide staff facilities on the site the previous MOT/Reception area became the staff kitchen and seating area, with the previously approved office being split to create an office and admin storage area. This meant that there was no reception area or seating area for customers so they would enter the workshop when they arrived on site which is dangerous as the workshops are working environments.

## SEQUENTIAL ASSESSMENT

A number of options on the site were considered as set out below with the reasons for the discount.



Site 1 is a lean to building which was approved under 15/0720. The biomass storage area is the first unit that anyone would reach if they walked from the car park. See red route above. Locating in this area would encourage people to

walk through the area where vehicles are parked which is a working environment so would pose a health and safety issue and was therefore discounted.

Site 2 was discounted as people parked in the parking area and due to the distance from the parking people walked into the main workshop building thus creating a health and safety issue.

During covid there was a need to provide safe and spacious reception accommodation for the staff and customers thus this reception building was constructed and completed in March 2021.

This building provides a reception area, working area for the administration staff, seating for customers and also an area to store parts commonly used. The parts need to be kept free from damp to ensure their longevity. As this building is heated this protects the parts. The building is also the first building that customers would reach after leaving the parking area thus poses no health and safety issues.

### **LAYOUT AND SCALE**

As set out on the plan. The reception is approximately 8.1m by 6.3m.

### **LANDSCAPING**

As the proposal is located attached to the existing buildings and at the edge of the yard area no landscaping has been provided.

## APPEARANCE/DESIGN



The building is a rendered building with upvc doors and windows beneath a profile sheet roof which matches the adjacent existing buildings.

## HIGHWAYS & ACCESS

No changes to the existing access or parking. This area was not used for parking due to the close proximity of the workshop doors.

## **PLANNING POLICIES**

The most relevant guidance and policies to this development are:

### **National Planning Policy Framework (NPPF)**

#### **Allerdale Local Plan (Part 1) July 2014**

#### **Allerdale Local Plan (Part 2)**

*S1 Presumption in Favour of Sustainable Development*

*S2 Sustainable Development Principles*

S3 Spatial Strategy and Growth

S14 Rural Economy

S32 Safeguarding Amenity

S33 Landscape

DM14 Standards of good design

## **ASSESSMENT**

### **Principle**

This proposal helps to support an existing rural business and thus is acceptable in principle in accordance with Policy S1.

This development allows for improved staff and customer accommodation for this established and growing rural business in accordance with Policy S2.

In accordance with Policy S3 it is considered that the proposal is a suitably scaled extension to an existing building and business.

The principle of expanding existing established rural businesses is acceptable in accordance with Policy S14.

### **Landscape impact.**

The scale is small, and the design reflects the scale and materials of the existing buildings on the site, thus it is considered that the proposal would not have a wider impact on the character of the area in accordance with Policy S4.

This small extension is accepted in principle in accordance with Policy S14 and considered appropriate scale and nature in this location.

### **Residential amenity**

The nearest property is within the control of the applicant's family. The other properties are located to the northeast of the site and located over 80m from the reception building. The existing established business is located between the proposed reception building and the nearest neighbour. It is considered that due to the small scale and its position the proposal would not adversely impact on the neighbours.

### **Highways**

There is no increase in vehicle movements associated with this development it only improves the staff facilities and customer facilities for the current people associated with the business.

### **CONCLUSION**

In conclusion the proposal extends an existing established business with a small-scale building to provide improved staff facilities and customer facilities, improving health and safety and the wellbeing of the staff. The building is small in scale and reflects the character of the existing buildings on the site. The proposal accords with the relevant planning policies.