DESIGN & ACCESS STATEMENT

CHANGE OF USE OF AGRICULTURAL BUILDING TO LUXURY DOG KENNELS

PULE HILL LODGE
RAG LANE, THURGOLAND

Chris Carr Associates
6a Eastgate
BARNSLEY
S70 2EP

[redacted]

This statement has been prepared in support of a Detailed Planning Application for change of use of an existing agricultural building to form dog kennels.

1.0 Assessment

1.1 Pule Hill Lodge comprises a single residential dwelling with outbuildings comprising a single storey stable building and general purpose barn. The site is located on the A629 at the Western perimeter of Thurgoland village.

1.2 Access is via a private road which serves Pule Hill Lodge which adjoins the A629 and Pule Hill Hall which is located approximately 350m to the North East. The private road also forms part of a public footpath.

1.3 Pule Hill Lodge occupies a site of approximately 0.15 hectares with additional paddock land of 0.72 hectares to the North.

1.4 The existing structure to be converted is a steel framed building with artificial stone walls up to 2.0m above ground level and vertical "Yorkshire boarding" up to eaves. The roof is pitched and clad in steel sheeting with flush translucent roof lights. Openings are limited to the West elevation and comprise a full height vehicular access and pedestrian access adjacent. The building measures approximately 14m x 9.5m with a height of 3.9m to eaves and 5.2m to ridge.

1.5 Ground levels slope by approximately 4.0m over the site from a high point on the Eastern boundary to the low point at the access to Rag Lane at the West. Refer to site plan. The existing building has been constructed into the slope such that the South, East and West elevations are all partly retaining and ground levels are as much as 1.9m above internal floor level. Refer to S1 – as existing.

1.6 There are no immediate neighbours. As the site location plan illustrates, the closest occupied buildings are Pule Hill Lodge, 300m to the North East, Copster House Farm 220m to the West and residential dwellings at Hill Crest and Copster Close to the South East, 220m.

1.7 Pule Hill Lodge is a residential building and operated in conjunction with the agricultural buildings on site to provide stabling as part of an agricultural use. The site is allocated as Green Belt.

2.0 Involvement

2.1 The applicant has appointed Chris Carr Associates to prepare details to submit as part of a Planning Application.

2.2 A pre-application meeting was held on site on 3 October 2008. Those present were Mr J Shields, the applicant, Mr M Booth of Chris Carr Associates , Mr A Burton of the Planning Department and Mrs S Newman of Environmental Services. The proposals were discussed and considered to be appropriate in terms of planning. Mrs Newman advised that a Planning Application should be supported by a noise assessment prepared by a suitably qualified consultant.

2.3 Following further discussions with Mrs Newman, a noise assessment has been produced by Mr T Charles of RPS Planning and Development and is included as part of this application.

3.0 Evaluation

3.1 The proposals require no alteration to the size of the existing building or change of external materials. The large vehicular access doorway in the West elevation will be built up in matching artificial stone and Yorkshire boarding.

3.2 There is no new development within the Green Belt and the change of use to boarding kennels is an appropriate use.

3.3 Concerns with regard to noise nuisance have been considered. Other than 2 No isolation kennels, which are a legal requirement and are for emergency use only, all regularly occupied kennels will be located within the existing building. The envelope of the building will be improved to improve acoustic performance and reduce noise transmission. Details are illustrated on the drawings and provided within the report.

4.0 Design

4.1 Minimal alterations to the external appearance as proposed. There will be no alteration in size, scale or external materials. The existing vehicular access in the West elevation will be made up to match.

4.2 The building will be sub-divided to provide 10 No single kennels and 2 No "family" kennels capable of housing a total of fourteen dogs plus a food store and preparation area.

4.3 The isolation kennels are located at the South Eastern corner of the site and concealed from view by a new hedge to be planted along the Southern boundary as shown on the site plan. They are to be built of reclaimed stone to match with a low pitched felt roof.

5.0 Access

5.1 Access is taken from the A629 Huddersfield/Sheffield Road known as Rag Lane. Boundary walls are set back 4.8m from the edge of the highway and visibility exceeds 200mm in either direction.

5.2 Additional traffic movements will be limited to weekly or fortnightly arrivals and collections which are likely to intensify traffic movements at quieter periods. It is also intended to offer a collection service which has the potential to further reduce traffic movements.

5.3 The existing yard, comprising a mix of concrete and gravel hard-standing, provides adequate customer parking and manoeuvring space.

5.4 The proposed use will generate limited waste, and disposal via existing refuse collection services will be unaffected.

5.5 The existing track is suitable for use by a fire appliance. Taking account of 20m reversing distance and 45m hose length (in accordance with the Building Regulations Approved Document B), access to the barn is achievable.

6.0 Drainage and Flood Risk

6.1 The proposals will generate no new impermeable areas and therefore there will be no additional risk created. The site does not lie within an area at risk of flooding as highlighted by the Environment Agency and there are no culverts or water courses affected.

6.2 Foul waste and wash down waste water will be taken via a new Biodisk treatment plant for disposal via a soakaway system located in the paddock land to the North. Specification of the tank, soakaway and Environment Agency Consent will be resolved prior to commencement of work.

7.0 Noise Assessment

7.1 Consideration has been given to the noise likely to be generated by the change of use to kennels. A detailed noise assessment has been prepared by RPS Planning and Development and is included as part of the application documents.

8.0 Summary

8.1 The applicant is committed to providing high quality boarding kennels within an existing agricultural storage building at Pule Hill Lodge. The proposals require no alteration to the external appearance of the building and constitute an appropriate use within this location. Due consideration has been given to the potential for noise nuisance and a report prepared by specialist noise consultants provides information to illustrate that development is possible without affecting the amenity of nearby residents. The change of use will allow the building to make a positive contribution to the local economy and provide potential for a degree of part time employment.

8.2 We trust that Planning Officers have sufficient information to judge this application in a favourable light and remain available for further discussions prior to determination where necessary.

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