

Design and Access Statement

Planning permission for the demolition of outbuildings and the erection of a dwelling

At

Rainbow Hill Kennels, Woodhead Road, Wortley

Date.... February 2010

The following is a design and access statement for the demolition of existing dilapidated buildings and the erection of a proposed bungalow with off road parking spaces within the curtilage of Rainbow Hill Kennels, Woodhead Road, Wortley

This application seeks outline -planning approval for the above which is sited within an area designated as Green Belt

The buildings to be demolished are in need of repair and refurbishment and recent income from the kennelling business is no longer viable to merit any costs for this refurbishment

The existing property is also in need of a new water tank system that is currently in the roof space of one of the buildings to be demolished. This roof is constructed of asbestos sheets having an area of 200sq, metres

Rainbow Kennels is an existing business offering boarding facilities for dogs and cats

The last few years has shown a marked fall in usage and there has been three new kennels opened up in the near vicinity resulting in nine kennels now available within a five mile radius

In an effort to generate more income, the applicant and a business partner propose to convert some of the other dis-used outbuildings into livery stables for horses. It is hoped that planning permission could be sought to erect a bungalow to be used as a managers' house for this new business

By nature of its position within the site, this proposal would have minimal impact on the openness of the surrounding area and any further screening considered appropriate by the local authority would be welcomed

The site would be accessed from the existing driveway from Woodhead Road and no extra traffic movements are anticipated