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ACCESS STATEMENT

PROJECT: Conversion of existing cattery building to form 2 bedroom dwelling

This access statement is for the purposes of planning only. It should be read in conjunction with the application plans.

Access

The site is situated off Hound Hill Lane, Barnsley S70 6TY.

Currently the site is used as a boarding kennels and Cattery for 84 dogs and 28 cats.

Design

Adjacent to the trans Pennine trail the existing building has been developed with function first and as such does not present an overly attractive elevation onto the trail.

The existing building is a single storey brick built construction with an asbestos roof. There is a flat roofed section of the building which has been used as storage for the cattery, this element has a canopy to the rear which is to be retained as part of the proposed scheme.

In recent years the decline of the cattery element of the business has lead to the building proposed for conversion to become underutilised and unviable.

The conversion of the cattery is proposed within the footprint of the original building maintaining the existing heights and modest appearance of the building.

Following consultation with the local authority it has been agreed that the brickwork be replaced with stonework as per the original Rob Royd house. The asbestos sheet roof is to be removed and replaced with a slate tile roof, again to match the local materials. The storage area is to be rendered and re-roofed as per the enclosed scheme drawings. The materials have been chosen to maintain the essence of the building and the site as a whole.

Policy BE6

The proposed dwelling will predominantly have private space to the south elevation towards views over open country side, Roundhay deer farm and Wentworth castle.

A lawned space and parking areas will provide the opportunity for planting and screening from the kennels in order to help dispel any future noise issues. However it should be noted that the kennels directly opposite the dwelling will be the smaller pens for single small animals, whilst larger dogs are housed some distance away in purpose built kennels.

Letters from The Environmental Health Agency are available to confirm that levels of disturbance and noise from the kennels are at acceptable levels within the local of residential buildings.

Policy GS8A

It is the intention that the Cattery element of the existing business be removed due to lack of business and the building converted into a dwelling.

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The investment into this building will enable the current business owners to pass partial control of the business onto their daughter. The business currently runs based on the show boarding kennels, copies of the accounts for this business have previously been submitted to the local authority in pre application discussions to show the cattery is no longer financially viable and as such the building is in danger of falling into disrepair and decay due to disuse.

The kennels are required to operate with 24 hour supervision, which due to recent ill health and the large amount of physical labour involved in maintaining the kennels the current owner and his family wish to share the workload involved in running the business. This includes the running of the kennels when at full capacity involves a twice daily routine of cleaning out and feeding of upto 84 dogs. The Huxleys also breed and keep show dogs specifically Airedales and Russian Black Terriers, which have won numerous awards around the globe.

<http://www.robroyd.co.uk/> This website highlights the level of commitment and dedication to the animals in the Huxleys care and the level of international acclaim that this business garners.

A letter of intent regarding the proposed dwelling and restrictions as to the future sale or letting of the development as a stand alone unit is included at the rear of this document.

Images of the property at the present time.



The cattery

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Entrance to Cattery (storage sheds to left)

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View of cattery from Trans Pennine trail.

Copy of email from the local authority following pre application consultaion

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ACCESS STATEMENT

From: Hyde , James <JamesHyde@barnsley.gov.uk>
Subject: Rob Royd Boarding Kennels
To: "midawnee@yahoo.co.uk" <midawnee@yahoo.co.uk>
Date: Monday, 12 July, 2010, 15:31

Mr Huxley,

Thank you for attending the meeting last week and providing further information regarding the conversion of the existing cattery building into living accommodation, I appreciate this has been a long and drawn out process. As you are aware the site is located within the Green Belt where development has to be closely controlled in order to maintain the openness of the Green Belt and reflect the character of the area. In my previous correspondence regarding the site (dated 14/05/2010) I raised several issues, these are highlighted below;

As you will be aware the property lies in a sensitive position within the Green Belt and also adjacent to the Trans Pennine Trail. The building is relatively small with a low eaves height and would provide cramped living conditions without extension. The future residents would not be afforded acceptable levels of amenity, especially taking into account the close proximity of the working kennels. Of particular concern would be noise and disturbance from the kennels as well as the outlook from the building. This would be in conflict with UDP policy BE6 which states weight will be given to the suitability of the whole development for its proposed context and its relationship with adjoining land uses.

Extension of the building would be unacceptable as its current modest appearance should be maintained. UDP policy GS8A requires that any proposed alteration or extension is architecturally consistent with the existing building and respects its height, shape mass and plan form, the external materials, and its overall setting. Making the necessary changes to the building for residential purposes and to meet building regulations would alter the appearance from a modest and simple outbuilding to a more conventional residential dwelling.

As mentioned above the extension of the building or raising the roof height would be unacceptable, as it would reduce the openness of the Green Belt in conflict with UDP policy GS7. As previously discussed with the owners there are no special circumstances which exist in order for this policy to be complied with. It is acknowledged that Mr. Huxley wishes to retire and his daughter would look after the business, however, there is already a dwelling on the site which can provide 24 hour attention to the business.

Policy GS8A goes on to state that a proposal to change the use of a non-residential building to a residential use will only be permitted if the applicant has made every reasonable attempt to secure a suitable agricultural, business, leisure or tourism, no evidence of this has been provided. It also states that a conversion would only be approved if a residential use would be a significantly better way of retaining and enhancing the character and appearance of the building than a non residential use. However, as previously mentioned the building is currently a modest outbuilding which is subordinate and more in tune with the rural character of the area than a

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residential conversion would be.

However, following on from our meeting and having looked at the amended plans submitted I can confirm that the majority of these issues and concerns have been addressed and a planning application for the scheme can now be submitted. As stressed previously any permission granted would be bound by conditions so that the dwelling would not be sold or rented as an independent unit. With regards to the materials of the building it would be acceptable for it to remain as brick or re-skinned in stone where the footprint is maintained.

If you require any further help or information regarding this matter, please do not hesitate to contact me.

Regards

James Hyde

BA (Hons), MA, MRTPI

Planning Officer

Development Management

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Letter from Mr T Huxley regarding future use of the proposed dwelling.

Mr T Huxley,
Robroyd Boarding Kennels,
Keresforth Hill Rd,
Barnsley,
South Yorkshire,
S74 0lr.

.I would like to confirm the proposed dwelling would not be sold or rented as an independent unit as required by Barnsley Planning office.

This statement can be presented in a letter from my solicitors

Yours faithfully,
Mr T Huxley .