Design Access Statement

Mr F Rawlinson
7 Hodroyd Close
Shafton
Barnsley

Project Title: Change of use of garden building to building for the keeping and caring of greyhounds (retrospective).

Assesment
The site is located within the curtiledge of the dwelling located at 7 Hodroyd Close, Shafton, Barnsley.
The site fronts Hodroyd Close and access will be from the garden of 7 Hodroyd Close, the property owned by the applicant.

Design
The building has been in existence for some time, being first constructed in September/ October 2008, a newly built modern construction which has the benefit of a full building control approval. The original scheme did not require planning permission.
The building is single storey.

The use will be for the keeping and caring of greyhound dogs, a hobby which the applicant has developed over a number of years. He has owned and cared for greyhounds since 1963, some 46 years, and is a devoted dog lover fulfilling his lifelong hobby and passion.

The buildings have been positioned as far away as possible from other buildings.

No landscaping is proposed at this time as the kennels are within a very well kept garden area.

Access
Access will be from the existing garden area and vehicular access for the removal of waste will be from the adjacent driveway which will involve the visit of one small vehicle once every two months to remove animal waste to a registered company.
The removal will be by specialists.

Use of the Building

The applicant has been caring for greyhounds for 46 years and is a registered member of the NGRC (National Greyhound Racing Club). He actively involved in greyhound racing which is his lifelong hobby and passion. He has ensured that the building is specifically designed for the proper care of the dogs and to this end, the building consist of a number of separate kennels within the outer walls, with a food preparation area and exercise area within the building envelope.

The applicant intends to house a maximum of 10No dogs within the building, a more likely number will be 8.

Greyhounds are a very even-tempered animal with a good temperament and are placid and quiet animals which are good with children, making excellent family pets.
This behaviour is well documented.