

Design and Access Statement		
Project	Le Brace Emborough Pond Lane, Emborough,, Somerset, BA3 4SE	
Date	Aug 2021	

1. INTRODUCTION

1.1 This Statement has been prepared to accompany a planning application and application for the replacement of the existing outbuilding with a new Kennels building with associated exercise area, access and parking.

1.2 Le Brace has recently been extended to provide a suitable family home with the inclusion of a rear single storey extension, and 2 storey side extension under ref. 2020/2422/HSE. There is no further relevant planning history for the site or property.

1.3 An application for Pre App Advice was submitted earlier this year, and following a site visit and discussions on site a full written response was issued on 24th June 2021 under ref 2021/1036/L3PA

2. PRE APPLICATION ADVICE – 2021/1036/L3PA

2.1 The summary of the application and view of the Case Officer deemed the principle of the proposal as acceptable provided that the works do not result in an unacceptable level of harm to the amenities of the neighbouring occupiers.

2.2 The design and impact on the Character and Appearance of the area was also deemed acceptable, noting that '...it is deemed that the proposed works would not result in significant harm to the character and appearance of the surrounding area'.

2.3 The impact on residential amenity was considered with the understand of the capacity of 12 dogs and the level of noise disruption that can be generated. With only one Kennel occupying the exercise area at any one time will reduce the noise disruption externally to an acceptable level. It has also be noted that 'the distance of the proposed kennel to the nearest property to the application site does not raise significant concerns for

potential noise disruption to the nearby residential property, however it is an important consideration that should be addressed'.

2.4 Highways, Access and Parking – a detailed plan should be submitted with the application to indicate suitable parking.

2.5 Ecology and Trees – All trees and hedges surrounding the exercise field are to be retained. These are an important feature of the area, and provide shielding to the boundary of the site. The re-alignment of the drive will require the removal of a number of Trees and Shrubs. These are to be identified within the Tree Report to be included with this application.

2.6 Flood Risk – The application site is within Zone 1, therefore there is very minimal risk to the application site.

2.7 Foul Water drainage – The existing treatment tank on site is to be utilized for the proposed building.

2.8 A Site Waste Management Plan is to be provided, however it is understood that the build cost will be below £300,000.

2.9 A Coal Mining Risk Assessment has been submitted as part of this application, to identify the location of the nearby dis-used mine.

3. DESCRIPTION OF THE PROPOSAL

3.1 The existing building is to be demolished and removed from site as detailed within the SWMP.

3.2 The proposed building is to be construction to match the materials of the main dwelling, and positioned in a similar footprint to the demolished building. The possibility of converting the existing building had been considered, however the configuration of the existing building and quality of material did not lend to conversion. The proposed building will provide a reception area, kitchen, cloakroom, cuddle room, and 12 individual kennels.

3.3 Externally, the parking area will provide 3 spaces for drop off and collection, and the possibility of 1 staff member. This family business will operate with family members living in the adjoining family home; therefore, staff parking will not be used. The scheduling of drop off and collection will restrict vehicles to ensure only one dog is dropped off or collected at any one time. This will minimize the parking requirements.

3.4 The exercise fencing is to be green mesh fencing to minimize the visual impact on the surrounding area whilst providing suitable security for the dogs. Below is an image of the typical 1.8m high green mesh fencing.



3.5 The realignment of the drive will widen the existing access to provide an improved visibility, and provide a suitable access into the parking area for the Kennels. The new drive is to be finished in tarmac to match the existing, with the new parking area finished in loose gravel.

3.6 The realignment of the drive will remove a number of trees that have been identified in the associated tree report. The very well-established tree line bordering the exercise field and the drive is to be protected and retained.

4. Noise Disruption

4.1 It is understood that the noise disruption from the dogs could have a detrimental impact on the amenity of the neighbouring property. Whilst this property is some considerable distance away, a strategy is to be put in place to minimize this impact. Not only must this minimize the impact on neighbouring properties, noise disruption can also have an impact on the welfare of the other dogs within the Kennels.

4.2 To ensure that dogs receive the suitable exercise in a well controlled manner, only one Kennel will be exercised at any one time. This will eliminate

noise interaction with other dogs in the exercise field, in turn minimizing the noise disruption to the neighbouring property.

4.3 The building is to be constructed with insulated cavity masonry, double glazed windows and doors, and a well-insulated roof. This will minimize the sound travelling to and from the kennels. The Party Walls between each Kennel is to be constructed in 215mm thick solid masonry, in a manner similar to Robust Details used for Party Walls between dwellings. This will minimize the airborne sound transmission between Kennels.

4.4 These construction methods and the scheduling of exercise will ensure that the noise disruption is kept to a minimum.

5. Highways, Access and Parking

5.1 The existing access provides suitable visibility, however the drive is narrow with no existing parking for the outbuilding.

5.2 The proposal includes the realignment of the existing drive. This will provide a suitable width for the access and turning into the proposed parking area. The widening of the access onto Emborough Pond Lane has no impact on the existing visibility in either direction.

5.3 The realignment will require the rebuilding of the driveway walls. These will be constructed in stone, matching the existing in height and material.

5.4 The surface finish of the driveway will be in tarmac to match the existing.

5.5 The access into the parking area is to be formed in a natural break in the tree line. The parking area, finished in loose gravel, will ensure that all rainwater permeates into the ground and soaks away. The parking area provides suitable parking and turning for up to 3 vehicles. These spaces are allocated for drop off and collection, and the possibility of 1 staff member. This family business will operate with family members living in the adjoining family home; therefore, staff parking will not be used. The scheduling of drop off and collection will restrict vehicles to ensure only one dog is dropped off or collected at any one time. This will minimize the parking requirements.

6. Ecology and Trees

6.1 The trees surrounding the exercise field are to remain unaltered and protected throughout construction.

6.2 Trees removed to form the realigned drive are identified within the tree report as part of this application.

7. Drainage

7.1 Identified as Zone 1, the application site is not at risk from flooding.

7.2 Foul water drainage will connect to the existing treatment plant on site. The position of this has been indicated on the application drawings.

8. Site Waste Management Plan (SWMP)

8.1 A site waste management plan will be developed and monitored throughout the construction process. Due to the nature of the site, the demolition material is predominantly hardcore, with the potential to be recycled.

8.2 The SWMP includes the type of material to be demolished or excavated, the volume of material to be demolished or excavated, opportunities to reuse materials, and to demonstrate how the off-site disposal of waste is to be managed.

9. Photographs of existing site

9.1 The following sets of photos provide a full view of the existing site, access, and boundary treatments.



Photos of the Existing Building



Photos of existing Access and Visibility up Emborough Pond Lane



Photos of Existing Driveway and Driveway Wall





Photos of the Existing Field and Field Boundary

10. APPLICANT PERSONAL STATEMENT

10.1 We are looking to be offering a family run luxury boarding kennels, this will be as I said a family run business with myself running it full time with the support of my husband David, in time he will also run this alongside me in a full time capacity. We have 3 dogs of our own, who are our world and the majority of our life decisions are made with them in mind, it is our love for these dogs which has given us a very passionate and clear idea of how we would like our kennels to be run. I myself have 3 children who share our love for dogs, Lydia 19, Alex 16 and Harvey 12, all have expressed an interest in being involved in the running of the kennels. Alex wishes to become a dog handler for the police force so is very excited to be able to be a part of this.

It is our vision to be able to offer a small-scale luxury boarding service for a families loved dog. This will include the option for them to have daily updates sent to them whilst they are away which will include videos and photographs. Each dog will have a daily diary completed for them to take home after their stay.

Each dog will have an enrichment program developed for them, this will be determined by a small pre boarding questionnaire being completed. An enrichment programme will allow us to reduce any stress the dog my experience by a change in their routine and environment, this also allows the dog to have a sense of control in their new surroundings. This enrichment will be offered in the following forms, nutritional, occupational, sensory and physical. Examples of such activities will be the chance for the dog to participate in a dog agility course or if the dog has a specific drive for a ball, a daily game would be adapted for them. For older dogs, those not requiring as much exercise or those with medical conditions, a programme will be developed to suit which would involve activities in the 'cuddle room'

We will be only allowing one family to drop off and collect at a time, to manage this we will have a time slot for drop off and collection, this will minimise any stress for the dogs and allow us to give each family and the dog our full attention.

This business will be focused on the welfare and needs of each individual dog that is in our care.

11. CONCLUSION

11.1 Following the Pre Application Site Visit and discussions, the Pre App response confirmed that the principle of development was acceptable following the submission of a Full Planning Application with additional information.

11.2 This application has been submitted with full supporting information as recommended within the Pre App response.

11.3 Every effort has been made to minimize the impact on the character and visual appearance of the surrounding area, on the neighbouring property and their amenity, and the welfare of the dogs.