

DESIGN AND ACCESS STATEMENT

ERECTION OF A DOG KENNEL AND CHANGE OF USE OF ADJOINING
LAND TO FORM AN ASSOCIATED DOG EXERCISE FIELD

Client

Mrs. E Barnes

Wood Cottage
Scarborough Road
Muston
Scarborough
YO14 0EH

Ian Pick Associates Ltd
Station Farm Offices
Wansford Road
Nafferton
East Yorkshire
YO25 8NJ



1. Introduction

- 1.1 This report has been commissioned by Mrs E Barnes of Wood Cottage, Scarborough Road, Muston, Scarborough, YO14 0EH.
- 1.2 Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.
- 1.3 This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.
- 1.4 This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.
- 1.5 Ian Pick has 24 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. The Proposed Development

- 2.1 This application seeks full planning consent for the erection of a dog kennel, and the change of use of land to form an associated exercise field. The applicants operate an existing agricultural enterprise from Allinson Fields Farm and are seeking to diversify their existing operations to offer the rural business an

additional source on income which is essential given the relatively unstable economic climate surrounding the agricultural sector.

2.2 This proposal seeks to erect a modest dog kennel, which would provide accommodation for 5 dogs, along with an associated outdoor run and adjoining dog walking field.

2.3 The applicants would offer overnight care and accommodation for dogs.

3. Use

3.1 The kennels and adjoining exercise field would be used on a commercial basis.

4. Layout

4.1 The proposed development is located within an existing grazed paddock, with a post and rail fence surrounding the paddock to each side. The proposed building has been orientated on a north-east south-west axis. The applicant's house is located immediately south of the paddock. The scheme would utilise the existing domestic access and an additional crushed stone hardstanding apron is proposed to offer parking and turning. The kennels would replace an existing mobile stable block which is to be removed. The development would represent a reduction in overall footprint.

4.2 The layout of the development is shown in more detail on the attached site plan (drawing No. EB010223).

5. Scale

- 5.1 The development comprises 1No. dog kennel with overall dimensions of 7500mm x 3000mm, with an eaves height of 1500mm and a ridge height of 2000mm. A modest car parking and turning area is proposed adjacent to the kennels.

6. Landscaping

- 6.1 This scheme seeks to replace an existing mobile stable block with a permanent structure for the keeping of dogs. The proposed kennel is modest in size and uses materials appropriate to its rural location. The use of the existing site is such that the proposal will not look unduly prominent within the setting of the existing paddock. The existing stable block has both a larger footprint and is taller than the proposed kennel.
- 6.2 The building will be generally screened and obscured from public view by the existing mature roadside vegetation given its modest height.
- 6.3 It is considered that any potential views would be extremely localised and would be seen in the context of the existing paddocks and as such will have a negligible impact. It is also important to note that unlike many applications of this nature, no external lighting is proposed as part of development.
- 6.4 It is concluded the development does not have a detrimental impact on the character of the surrounding landscape and as such is acceptable in terms of landscape impact.

7. Appearance

7.1 The kennel will comprise a blockwork construction which is clad with Yorkshire boarding. A steel framed 1m run is proposed to the front (northwest elevation). The roof covering will comprise profile sheeting (goosewing grey). A photograph of a kennel of a similar design and appearance can be seen below for reference:



7.2 Elevations of the proposed building can be seen on the attached drawings. A photograph of the existing stable block and can be seen below:



8. Access

8.1 The site will be accessed via the existing access off the A165. The development proposes a negligible amount of traffic, which due to the applicant's business model would only extend to approximately 5no. vehicles per week. The applicant intends to only offer 7-night accommodation blocks for customers.

9. PLANNING POLICY

9.1 National Planning Policy is contained within the National Planning Policy Framework (July 2021). The NPPF provides support for economic growth and development of agricultural businesses in paragraph 84.

Supporting a prosperous rural economy

84. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

9.2 The National Planning Policy Framework provides clear support for the proposals within paragraph 83.

9.3 The proposed development represents the sustainable growth, expansion, and diversification of an existing rural business. The proposed development is generally compliant with the aims of national policy with the National Planning Policy Framework.