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APPLICATION: 24/00050/FUL
DEVELOPMENT: Change of Use from commercial unit to Dog Day Care Centre
SITE: Unit B, Foxhunters Industrial Estate, Foxhunters Road, Whitley Bay, NE25 8UG

Dear Sir/Madam,

This Design and Access Statement (DAS) supports and accompanies the planning application documents for 24/00050/FUL.

1.0 SITE

- 1.1 The existing site is an existing commercial unit located at Unit B, Foxhunters Industrial Estate, Whitley Bay.
- 1.2 The unit relating to the planning application, Unit B, Foxhunters Industrial Estate, a 280 sq.m. commercial unit, is a large purpose-built structure designed to accommodate commercial activities.
- 1.3 There are no gardens, landscaping or other open areas encompassing the unit.
- 1.4 A perimeter commercial fence is present forming a means of enclosure surrounding the front elevation of the commercial unit.

2.0 LANDSCAPE CHARACTER

- 2.1 The application site and the buildings in proximity to the site share similar physical and visual characteristics. Furthermore, the uses of the site and the buildings in the local area of uses including commercial, industrial, retail, and mixed-use.
- 2.2 The proposed development reflects the varied and existing land uses in the local area, maintaining consistency and congruence within the character of the local landscape. The proposed development assimilates within the existing varied land uses and fabric, promoting a sense of continuity and harmonious development within the locality.



3.0 PROPOSED DEVELOPMENT

- 3.1 The proposed use is a Dog Day Care Centre. This type of use is well-established locally and nationally and provides a functional and welcoming space that caters to the needs of both the dogs and their owners.
- 3.2 The Dog Day Care Centre will offer secure and functional areas, suitable flooring and materials for pet safety and hygiene, ample natural light and ventilation, and a conducive layout for dog socialisation and exercise.
- 3.3 The Dog Day Care Centre design is compliant with animal welfare regulations and contributes to the local community through the provision of well-established land use and service required in the area.

4.0 SCALE & LAYOUT

- 4.1 In terms of scale, the use of the premises is accommodated within the existing building and utilises the capacity of the site. This, in terms of the building, includes accommodating the dogs within the primary capacity of the premises.
- 4.2 Additional accommodation within the building includes the office and kitchen (welfare) and these areas are intrinsic to the function of the development.

5.0 ACCESS

- 5.1 Access to the development remains from the adjacent public highway. This includes pedestrians and motor vehicles.
- 5.2 Accessing the building can be achieved at the site, alternatively users of the site can utilise the public car park¹ in proximity to the site. The car park provides 79 spaces, for a (free) 2hr period and is a 2-minute walk to the development site.

6.0 HERITAGE ASSETS

- 6.1 Research of the English Heritage² mapped database confirms there are no heritage assets affected by the proposal.

¹ <https://w3w.co/manage.asks.sank>

² <https://historicengland.org.uk/listing/the-list/>