

**APPLICATION: 24/00050/FUL**

**DEVELOPMENT: CHANGE OF USE FROM COMMERCIAL UNIT TO DOG DAYCARE CENTRE.**

**LOCATION: UNIT B, FOXHUNTERS INDUSTRIAL ESTATE, FOXHUNTERS ROAD, WHITLEY BAY, NE25 8YG.**

## **1.0 INTRODUCTION**

1.1 This covering letter and associated information support the extant submission and recently submitted information for planning application Ref: 24/00050/FUL.

## **2.0 VALIDATION**

2.1 The recent correspondence from the LPA requested the following information. The responses are provided to each matter:

**a) Existing and proposed floor plans at a scale of 1:50 or 1:100**

The development is a change of use to the existing premises. There are no physical operational development changes to the existing building. Therefore, an existing and proposed floor plan is not considered required as the floorspace of the premises will remain as existing with no physical changes.

**b) A proposed site plan at a scale of 1:200 or 1:500. Please show on the site plan the number of in-curtilage car parking spaces which will be provided for the proposed use. You would just need to mark out the parking spaces on the site plan.**

Please see the attached plan(s).

**c) The Direction of North.**

Please see the attached plan(s).

**d) All the buildings, roads and footpaths on land adjoining the site including access arrangements.**

Please see the attached plan(s).

- e) *The footprint of the proposed development (where applicable) and all buildings to be retained with written dimensions and distances to the site boundaries.***

The footprint of the proposed development is illustrated in the attached plan(s). As the application and development is for a change of use there is no net gain or net loss of buildings.

The dimensions of the extant and retained building (as no change occurs) are provided on the scaled OS Plan.

- f) *All the buildings, roads and footpaths on land adjoining the site including access arrangements.***

The attached plan(s) provides a detailed OS Plan providing the detailed scale and position of the buildings, roads and footpaths on land adjoining the site including access arrangements.

- g) *All public rights of way crossing or adjoining the site.***

There are no PROW crossing or adjoining the site. Therefore, these are not illustrated on any plan(s) submitted to the LPA.

- h) *The position of all proposed trees and those to be retained on the site, and those on adjacent land.***

The site is a well-established commercial premises and the site does not have any existing trees. The proposed change of use of the premises does not propose to introduce or remove trees.

- i) *The extent and type of any hard surfacing including any parking facilities.***

The planning application is for the change of use to the premises. The extent and type of any hard surfacing is as existing and no changes to the hard surfacing are proposed as part of the development.

- j) *Boundary treatment including the type and height of walls or fencing***

The proposed development is for the change of use of the premises, the boundary treatments (walls, fences, etc) at the site are as existing.

### **3.0 CONCLUSION**

3.1 In summary, the submitted information is considered appropriate for the application to be validated and the planning application to be progressed.

3.2 If you require any further information or wish to discuss matters further please do not hesitate to contact SHEN on the following details:

