

Application for Planning Permission for Change of Use of a piece of domestic garden land to business use as Boarding Kennels at:-  
Meardsall Cottage  
South Scarle Lane  
Swinderby  
Lincolnshire  
LN6 9JA  
Mr J A Timmins

### **Design and Access Statement**

The applicant, for licensing purposes, has met with Robert Gordon from NKDC to assess the project to establish the best solutions to enable the client to meet and deliver the highest standards of boarding accommodation available.

The thermal kennels will be manufactured off site and erected by a specialist boarding kennel supplier.

The location of the kennels is based on being able to provide the most secluded and secure position available. It's in an area where external fencing, trees and hedgerows provide seclusion, where the kennels cannot be seen from the road side.

Meardsall Cottage is located in a private and secluded area, it is the only property located on the lane. There are no other residential properties in the vicinity.

Customers will generally visit the premises by appointment only. Parking will be for dropping off and picking up only. There is already ample parking available on site and in a layby outside the property, as well as a vehicle turn-around area.

The client also has rights of vehicular access over the closed railway crossing at Meardsall, which could be used if necessary.

As the proposal is only for 4 boarding kennels, there will be minimal from traffic on the lane.

There is level access parking to the premises. For disabled users any special requirements will be made at the appointment stage.

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### **Community Infrastructure Levy**

The application for change of use of a small piece of garden land (24sm) to business use for boarding kennels, will not require any additional road/utility or community infrastructure.

The proposal is to set up a small high quality boarding kennel business consisting of 4 kennels. It is envisaged that the gross income generated from the business will not exceed £40,000 per annum, however, the income will be offset by the employment of 2 part time employees as well as other overheads.

Due to the size of the land for change of use and the potential income, I believe that this small business venture is exempt from Community Infrastructure Levy.