

Design and Access Statement

Proposal: Change of use of equine buildings and land for Doggy Day Care

Location: Ribble View Farm, Alston Lane, Alston Preston PR3 3BN

Applicant: Mrs E Simpson

Site and location:

The application site is inside an existing equine building (livery)

This application seeks consent for the change of use of part of the existing equine facility to provide doggy day care, to support the established equestrian business at the site. The proposal will contribute to farm diversification.

The development proposed by this application is a modest use of the existing complex and will maintain the existing source of employment. No changes to the external face of the building will take place. The areas for this proposed use are a section of stables, the existing indoor riding arena, which will still also be used for its intended purpose, and an outdoor area to the rear of the indoor arena.

With regards to impact on the residential amenity of neighbouring occupants, there is one immediate neighbour at Ribble View House, which is 68m away from the area proposed for the change of use, and the impact on this property has been addressed in the noise assessment accompanying this application.

Proposal:

The applicant seeks the change of use to provide areas on the farm for dogs as a doggy day care business as a farm diversification project, which would provide continued rural employment and generate additional income at the farm.

Doggy Day Care is a rapidly growing business in the canine world, providing indoor and outdoor exercise for dogs which would otherwise be housebound whilst the owners are at work. It provides employment and income to landowners in the rural environment, and in this case, it is a form of farm diversification.

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The facility will be taking in 10-12 dogs per day, between the hours of 7am-7pm. The applicant will collect the dogs from the client's homes, and return them at the end of the day. This is common practice in this setting, and it reduces numerous road journeys on rural roads. It is anticipated that this could occur in two vehicles in each direction per day.

Due to the ongoing demand for Doggy Day Care the applicant feels there is scope to make a good business without much outlay in this location on the family farm.

Landscaping

No landscaping is provided, as the proposed site is not visible from any public vantage point, and is mainly inside existing buildings

Residential Amenity

There is one residential property within 68 metres of the site. The proposal will not create any issues of overbearing or overlooking and so does not have an adverse impact on the residential amenity of the area.

Rural Economy

Employment related development in rural areas are permitted where they are in scale with the surroundings, do not detract from the amenity of residential areas, are not detrimental to landscape character and do not give rise to unacceptable levels of traffic.

Conclusion

Without doubt Doggy Day Care is a fast growing a niche market, providing rural employment and providing a much sought-after service. The applicant's daughter in law will bring skills to the business, given her background and existing business model.

There will be a negligible amount of increased traffic movements.

The proposed development contributes to farm diversification and the strengthening or the wider rural and village economies in principle. The development proposed by this application is a relatively modest addition to the existing complex.