

Design & Access Statement – The proposed application is to change the existing Kennels and Cattery from a commercial use to a solely residential dwelling. Edencroft Kennels, Hesketh Lane, Chipping, Lancashire, PR3 2TH.



Introduction

This design and access statement has been prepared by Mr T Moorhouse (Agent) on behalf of the applicant and is in support of the Planning Application for a change of use from commercial cattery & residential dwelling back to a solely residential property.

The proposed use of the building to which this application relates in terms of access and use is currently commercial & residential but aims to be solely residential. The purpose of this Design & Access Statement is to outline the proposal and illustrate how this replacement of a commercial business into solely residential property shall be better suited for its purpose. Utilising the ample grounds and space to create a family home & garden for the occupants. This Statement should be read in conjunction with all submitted Planning Application drawings and other relevant information, which has been submitted in support of the Change of Use Planning Application.

Assessment

Physical Context

The site is located along Hesketh Lane in a rural location. The existing commercial property is sat within a large area of grounds surrounded by residential properties. Our proposal is to remove the majority of existing buildings and convert the area back into garden area associated with the existing dwelling. The proposed single use grounds will be better suited to the needs of the occupants.

Social Context

Within the social context of the site, Existing and historic usage has been residential.

The rural commercial venture has become surplus the owners needs and the application seeks to remove this burden and return to solely residential usage.

29th March 2022

Economic Context

The economic benefits of the proposal shall be to convert an existing mixed use (commercial & residential accommodation) back into a single dwelling to suit the family.

Design

Use

The proposed development shall utilise the existing parameters to simply remove the commercial property buildings and convert the areas back into a single dwelling and associated grounds. The proposal also seeks a new carport building.

Amount

The total plot size is 2811m². The current areas are splits as 567m² for residential and 2244m² was used for the commercial cattery buildings and grounds.

The proposal seeks to return the total area back to residential.

Layout & Scale

The areas shall be split as detailed on accompanying plans and drawings. The proposal seeks to remove the existing commercial buildings and return the area to gardens. The existing dwelling shall remain as exists with the addition of a new carport building.

Appearance

The proposed scheme shall be predominantly concerned with the removal of commercial usage and associated buildings with the carport structure constructed of sympathetically materials detailed within the submitted drawings.



Existing entrance and access from the main road to remain as exists.

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Transport

It is considered the works to which this application relates to, will have no impact on the existing transport arrangements on the site. The proposed sole residential usage will reduce traffic to and from the property.

Security

Security shall not be affected.

Inclusive Access

Not applicable to this application

Landscaping Details

This statement shall be read in conjunction with submitted detailed plans. This proposal aims to maintain all existing boundaries which shall remain un-altered and un-touched. All existing commercial buildings shall be removed and returned to soft landscaped garden areas within the existing site boundary curtilage. The proposed carport building shall be accessed from the existing driveway.

Statement of Community Involvement

This Planning Application, on behalf of the applicant is for change of use from mixed residential and commercial usage back to solely residential use.

This application will benefit the existing occupant and provide a much needed and effectively sized family dwelling and associated grounds.

The development plays a role in supporting strong and vibrant communities. This will be achieved by improving the desired use of the existing site and providing an improvement to an existing building which can be enjoyed as a solely residential dwelling.