

PLANNING AND DESIGN AND ACCESS STATEMENT

Location	Wonderland, Upper Hagg Road, Thongsbridge, Holmfirth, HD9 3TF.
application	Change of Use of Private Art Studio to Use Class E(e) Mental Health Therapy Unit
client/applicant	Mrs G Walker
job number	24/988
date	February 2024 Rev B April 2024

INTRODUCTION

This planning & design and access statement forms part of the planning application for the proposed Change of Use application at Wonderland, Upper Hagg Road, Thongsbridge, Holmfirth, HD9 3TF.

Wonderland, it is important to note, has formally been renamed and was previously known as Merle Mede.

Wonderland is a large, detached property set within its own grounds off Upper Hagg Road Thongsbridge. The unadopted lane leading to the property is a PROW (HOL/32/40). The property has a large domestic curtilage, with the existing art studio (formerly a garage and animal housing) located to the South East of the domestic curtilage.

The subject property has had previous extensions/alterations and had its permitted development rights removed, Class E of Schedule 2, as part of the most recent 2014 planning application ([2014/90435](#)).

The original garage was converted to an artist studio by the former owners. We understand, from the applicant, that the subject building was used for paid art lessons (refer to appendix A).

The applicant now wishes to use this detached ancillary building to provide her services from (Mental Health Therapy Unit).

DESCRIPTION

Planning is sought for the change of use from the Art Studio to E(e) a mental health therapy unit (play therapy). There will be no change to the external appearance to the existing building.

What is play therapy? *“Play Therapy is a type of therapy where play and art materials are used as the main way for people to express themselves. Using play in therapy helps people to express themselves in their own way; especially if they are struggling to understand how they are feeling, or are finding it hard to put their experiences into words. Play Therapy can be a particularly helpful approach for children in need of therapeutic support.”* <https://playtherapy.org.uk/>

The applicant has provided the following information to assist in understanding the service provision;

“It is a professional mental health therapy for mainly primary aged children but also can be for younger, older and adults. It is mainly one to one, but can also be very small groups. It requires a professional masters level/level 7 qualification to practice and also requires insurance, DBS, ICO, accredited body membership, ongoing CPD, risk benefit assessment, parental/carers consent and meetings, regular clinical supervision where I go, as is standard in therapy/counselling work, as well as following Play Therapy UK code of ethics and principles.

For each client at least 15 weekly sessions of 1 clinical hour are ethical which consist of 40 minutes in client session and 20 minutes between to write any notes, clear up, ready for the next client etc. And

Keeping the space confidential for each client. Amount of sessions depends on client's need which is regularly reviewed.

I propose that it would be the following (at maximum capacity) but likely less;

Monday to Friday

9am-5pm with sessions between these hours and likely 9.30-3pm due to my own son being at primary school currently.

5/6 sessions max daily which would build up and start at 0

20 mins between sessions for confidentiality, clearing and setting up, notes etc.

For children, adults and families mental health needs

1:1 sessions parent/child sessions and meetings.

Parent to drop child off and pick up after session.

Parking in existing driveway.

Turning in existing driveway.

Disabled access and steps.

Toilet in house entrance (if needed).

The address will not be public and it is not a drop in or just turn up service.

Referrals are initially made via email or website then an initial meeting set up and paperwork completed before sessions commence.

The therapy sessions are completely private and are akin to a doctor's appointment. There would not be anybody waiting before or after sessions due to the confidential nature of the sessions and clients. Timings and their importance would be made very clear to clients and families. Boundaries are an integral part of therapy.

The room would be set up with the creative toolkit, filing cabinet and desk. The toolkit consists of art, music, clay, Sandtray, toy figures, masks, puppets, movement, books etc. Children express themselves through play and naturally find their own answers within the therapy room with the therapist. Later on we tend to talk out our thoughts and feelings more but our psyches naturally use creative mediums to heal the self."

IMPACT ON VISUAL AMENITY

The property is set back and unseen from the highway (Upper Hagg Road) however the PROW runs alongside the application site, but the proposed change of use does not require any external alterations. As such, the application would have a neutral impact on visual amenity and the appearance of the street scene.

IMPACT ON RESIDENTIAL AMENITY

The location of the property is remote, the nearest neighbours, at Pheonix Cottage, are some 50meters from the subject building with the host property, Wonderland sitting between Phoenix Cottage and the subject property.

We contend given the proposed use and intensification the impact on other nearby dwellings, specifically in terms of noise will be no greater than that already presented by the existing use.

The proposed use itself will not generate high levels of noise and will be compatible with the use of the adjoining and nearby residential premises. The therapy business will operate during the week between the hours of 09:00am to 5:00pm and will be closed at weekends and bank holidays. As such, these hours can be conditioned as part of any formal approval.

HIGHWAY SAFETY

The existing property has a private drive accessed via Upper Hagg Road. This can easily accommodate 5 to 6 domestic vehicles with turning in and out of the driveway to enable entry and exit in forward gear.

We contend that the former art classes, and specifically attendance levels, exceed those that would result from the proposed use.

As a result we contend that the change of use would in fact reduce the vehicular movements to and from the site significantly.

MEANS OF ACCESS

There are no changes to the means of access into the site or building from the highway/PROW.

LANDSCAPING

There are no changes to the landscaping at the property and as such there will be no change in ecological value to the site.

LAYOUT & SCALE

There are no changes to the layout or scale of the building.

CONCLUSION

Whilst it is appreciated every application is considered on its own merits, there should be a consistent approach in all planning applications. Consistency in decision making is a well-established principle in planning, which has been supported in many court decisions. Previous appeal decisions are capable of being a material consideration. Like cases should be decided in a like manner. Consistency is important to both applicants and agents along with Local Authority planning departments so they know where they stand. It also secures public confidence in the workings of the development control system.

We trust this application can be supported and ask for contact from the planning case officer prior to formal determination of this application.

Should any further information be required in the meantime please don't hesitate to contact Paul Matthews Architectural Ltd.

APPENDIX A

(Facebook evidence of art lessons within the subject building)



Natalia Dolgova ART Studio/workshop



Intro

My noble wish is to improve the art life in my adorable village of Holmfirth.
To inspire learning about modern art in the studio in Hagg Wood.

Page · Art gallery

Upper Hagg Road, Holmfirth, United Kingdom

07577 648782

nataliad.kukunet@gmail.com

nataliadolgova.com

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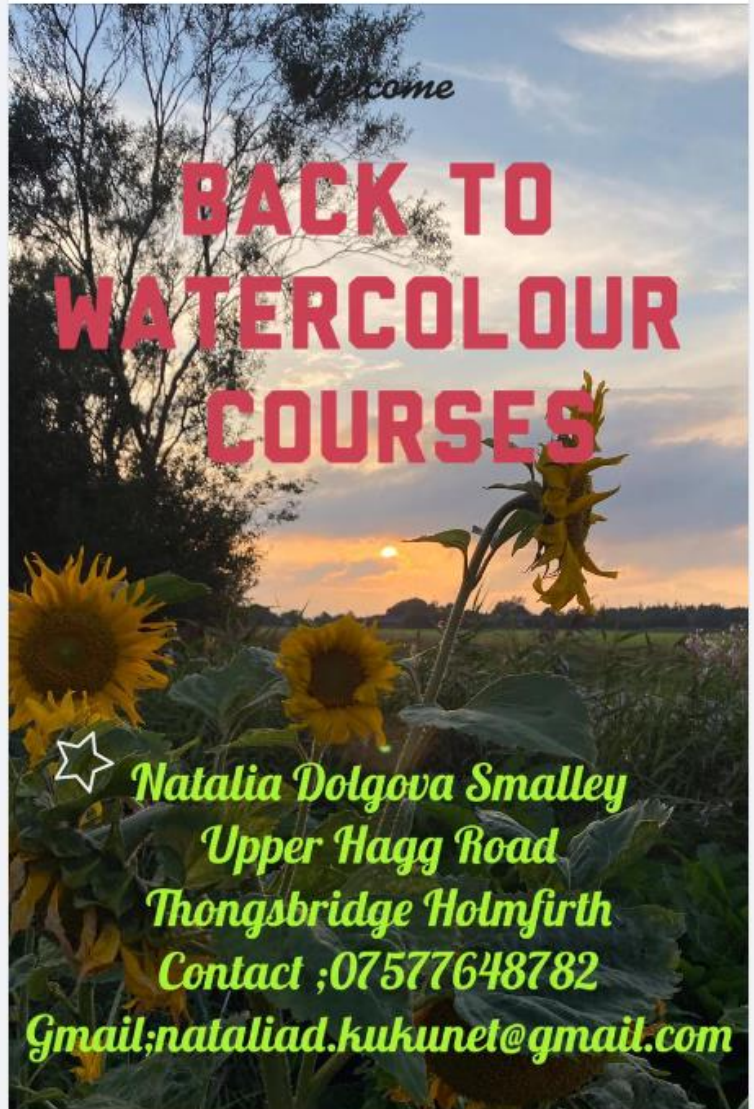
Natalia Dolgova ART Studio/workshop

17 September 2020 ·



Please,contact me for details.

Welcome back for your winter treat. 🍪🍪🍪



Natalia Dolgova ART Studio/workshop
Art gallery

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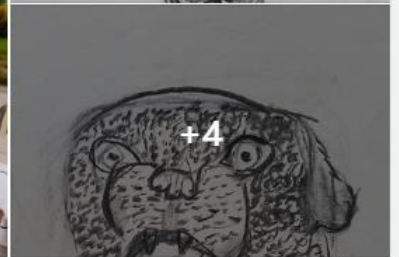
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Natalia Dolgova ART Studio/workshop

21 September 2015 ·

Both, adult and kids art club goes well with big enthusiasm, we are learning the way to express yourself in visual art. We also learning how to draw and make our drawings recognisable. Well done to my students!



35

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Author

Natalia Dolgova ART Studio/workshop

Hi Rachael Lockley, Mary can join us as soon as she wants, the information about classes is below on my page. Thanks.

8 y Like Reply





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Comment as Paul Matthews



Natalia Dolgova ART Studio/workshop

31 August 2015 ·

...

Dear Friends and Parents,

Many of you have expressed an interest in children's art classes.

I have decided to offer small group classes on Sundays from 11.00 to 12.00 in my studio at "Merle Mede", Upper Hagg Road, Thongsbridge, Holmfirth, HD9 3TF.

Classes will follow a curriculum to cover drawing techniques in the classical style including proportion, perspective, composition and shading / colours. I work in small groups so that each child receives individual attention and can learn at their own pace.

The first half term will be from Sunday 6th September to Sunday 18th October and will cost £42 for the 7 lessons. Students are requested to bring their own paper and materials.

Please let me know as soon as possible if you are interested.

Thank you.

2

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Comment as Paul Matthews



Natalia Dolgova ART Studio/workshop

19 August 2015 ·

...

Dear Friends,

We will shortly start again our drawing classes in the first week of September- 1st and 5th. I am looking forward to see my old friends and new members of our Art Club.

As usual we are going to have two days in the week Tuesdays at 10 and Saturdays at 10.30, for two hours.

It will be up to you which day, or both you can manage to come.

This year I have decided to have an advanced payment for ten lessons and it will be flexible for you if you miss sessions (ill or going on holidays).

Please let me know which day/s you would like to pick up.

I am planning this year to teach you as usual things like classical drawing skills in traditional method (composition, proportions, colour balance, portraits and anatomy, etc) will help you to find your own unique style by trying different stylisations.

A new subject for part of this year will be illustrations for your favourite literature novels. In addition and following our tradition, I would like to hold a Hats party, Sauna party and an Exhibition party in my Studio.

Any comments or Ideas are welcome for discussion!

Please do not forget to bring your own drawing materials and paper. I look forward to the greatest achievements and the best company.

Natalia

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Natalia Dolgova ART Studio/workshop



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Natalia Dolgova ART Studio/workshop

18 August 2014 ·



Dear art students,

I invite you all for the first meeting in my studio, at Merle Mede, Upper Hagg Road, Thongsbridge, Holmfirth, HD9 3TF as you have all expressed an interest in my drawing classes in visits to my gallery. The meeting will be on Saturday the 6th of September at 10.30 am.

The program is to enjoy tea and coffee and discuss our preferred time and days for our classes starting in September See more

WWW.NATALIADOLGOVA.COM

Natalia Dolgova - Artist

www.nataliadolgova.com

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Author

Natalia Dolgova ART Studio/workshop



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Comment as Paul Matthews



Natalia Dolgova ART Studio/workshop

15 August 2014 ·



This kind of works I like. I really would like to expose in my studio. Next year, perhaps. Or even this....



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SATURDAY 28 JUNE 2014 AT 18:00

Natalia Dolgova invites you to the Gala Opening.Exhibition "Modern Renaissance"

Natalia Dolgova ART Studio/workshop

About Discussion

Details

Event by Natalia Dolgova ART Studio/workshop

Natalia Dolgova ART Studio/workshop

Public · Anyone on or off Facebook

There will be a musical performance by Thomas Tom Bowes(violin)
Eleanor Alberga(piano)

Holmfirth

Meet your host



Natalia Dolgova ART Studio/workshop

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My noble wish is to improve the art life in my adorable village of Holmfirth.
To inspire learning about modern art in the studio in Hagg Wood.

Message



Natalia Dolgova ART Studio/workshop

Upper Hagg Road, Holmfirth

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To inspire learning about modern art in t... See more

Guests

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SAT, 1 JUN AT 11:00

What a Bunch Of Walkers 2024

Holmfirth

Charlotte, Lorraine and 20 friends

Interested



SUN, 7 JUL AT 13:00