

Heritage Statement: The Coach House, 198 Meltham Road, Huddersfield, HD4 7BG.

Design & Access:

The animals will be housed in a natural colour wood shed structure 20 x 10ft, situated in an unused area at the back of the house at the top of the drive (away from & out of view of the house and the neighbouring houses). The shed will hold around 12 cages and an office space within the shed and electricity will be powered from a feed already in the garden. The shed will be set 2 ft away from the wall at the back and the original shed will be removed to make way for the positioning of the new shed. The new shed cannot be seen by neighbours and looks out onto the garden. The position of the shed will be discreet and out of view of anyone other than the three of us who live at the property.

The addition of the shed will not impact the two neighbouring properties. There is easy access & parking which will be up the shared drive, that we own (we are the first house on the left, the two other properties situated here have their own separate portion of the drive and parking will be on our parking area only, with plenty turning room, which has room for at least five cars and will not impact on the neighbours as they have their own parking areas on their own land.

To minimise any disruption to the neighbouring properties I propose that there is a drop/pick up in the morning between the hours of 8am - 9.30am and the evenings 6pm to 7.30pm. Due to the nature of the business there will be no noise from the business and minimal noise from customers coming to collect & drop off their animals. The owners of the back property are retired and the owners of the front property are retired/work from home therefore do not leave to go to work and come home for a 9am - 5pm position. Access to the shed structure will be by foot up our own drive. The structure (shed) will be a temporary building. If the business does not work out and the structure be taken away, there will be no evidence of it ever being there.

Design & Access Statement written by Victoria Allen (applicant) 29.5.24