



Supporting Information

Reservoir House

Whitley Road

Dewsbury

WF12 0NQ

Introduction

This statement has been prepared by AKPlanning in support of a planning application for the change of use of barn and associated land to a dog hotel. It will describe the site and its surroundings, give details of the proposed use and identify any relevant planning policy.

Site Location and Description

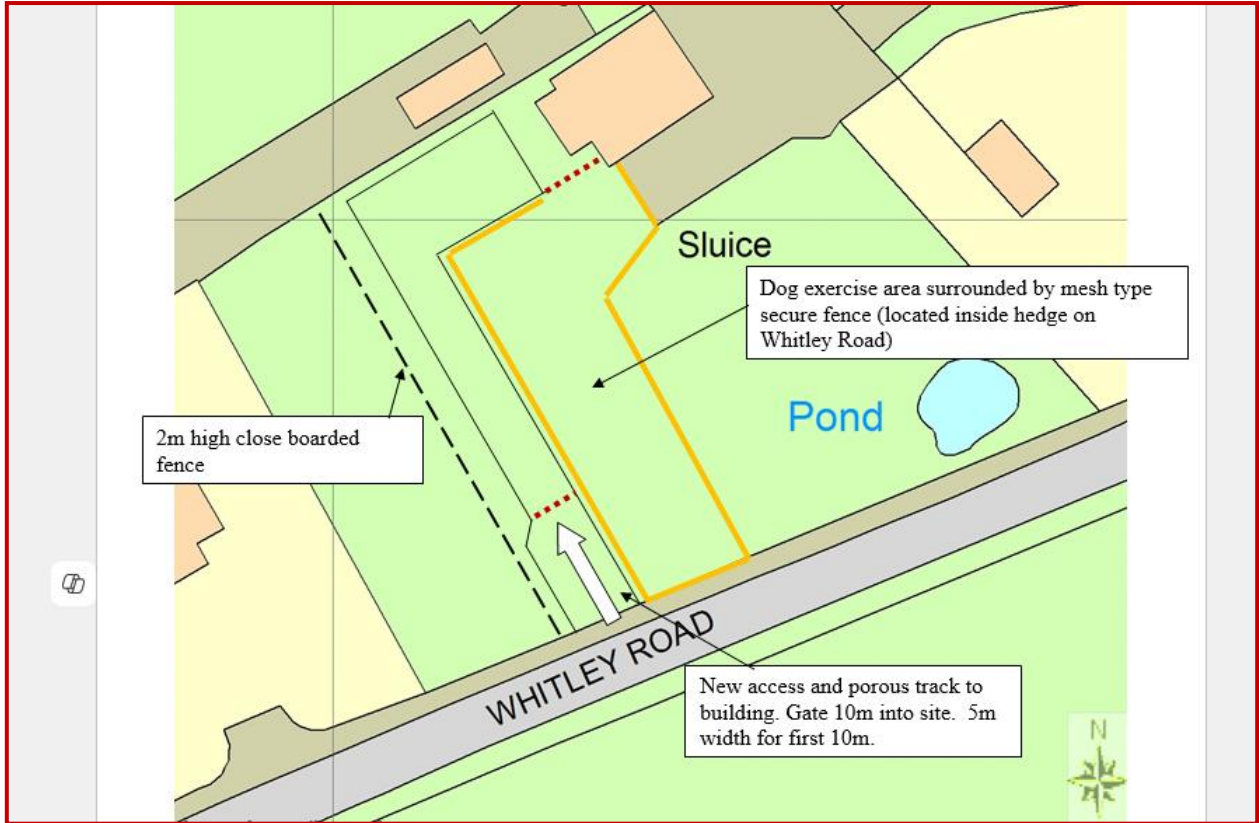
The aerial view and location plan below identify the site and surroundings.



The site consists of the house on Whitley Road and a large barn located in an adjacent paddock.

The Proposal

It is proposed to use the barn and part of the paddock to create a dog hotel for up to 30 dogs, the house will remain as a dwelling and in the same ownership. The plan below shows the proposed uses/layout



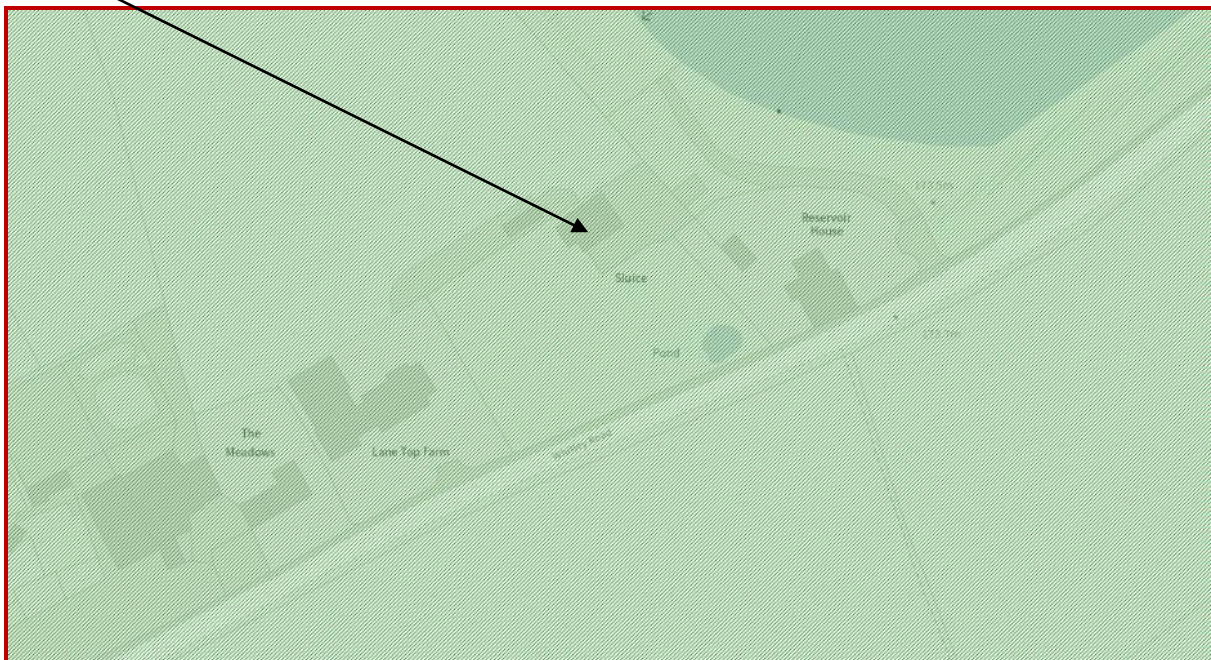
The close boarded fence will be similar to the adjacent picture and will provide a visual and sound screen to the site.



The mesh fence will be similar to the adjacent photograph, an open mesh on wooden posts. This will maintain an open aspect to the rest of the exercise area.

Planning Policy

The site lies within the green belt as shown on the extract from the Local Plan below.



National Planning Policy in The National Planning Policy Framework (NPPF) states:

153. *When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness⁵⁵. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*

154. *Development in the Green Belt is inappropriate unless one of the following exceptions applies:*

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;

The existing barn is a relatively modern structure and is permanent and substantial. As such its change of use complies with h) part iv) and is appropriate development. The creation of a new access and dog exercise area in connection with the new use will have minimal effect on openness. The site is well hidden behind an existing large hedge.

The new (permitted development) fences that will be provided will be hidden from any public views. In the case of the mesh fencing this will also retain the sense of openness.



This is a view of the site from Whitley Road. The only visual impact will be the creation of a new access, the site remains hidden behind this large hedge.

It is our opinion that the proposal complies with Greenbelt policy and is appropriate development and acceptable in principle.

Other Material Considerations

Access

A new access is proposed to allow the dropping off of dogs internal to the site. The access will be 5 metres wide with a gate set back 10 metres from the road. This will allow vehicles to turn off Whitley Road even when a vehicle is leaving the site at the same time. There is an area adjacent to the Building where vehicles can drop off the dogs safely, turn round and leave in a forward gate.

As the proposal is for a dog hotel for up to 30 dogs the traffic generated will not be significant as owners will only visit the site when dropping off or picking up the dogs. It is not like a livery where owners visit everyday.

The access is centrally located to the site with visibility both ways unobstructed for over 100m. The aerial view below shows the straight road.



It should be noted that the intense commercial use to the west shown on this view (Charlottes ice creams) is now closed and being developed for 4 dwellings.

It is our conclusion that the site has a safe access and turning arrangements.

Noise

To mitigate any noise nuisance it is proposed to erect a close boarded fence between the dog exercise area and hotel and its nearest (and only) neighbour to the West. At any one time only six dogs will be allowed in the exercise area and this will be between the hours of 8AM and 7PM. In this way the amenities of the neighbouring residents will be protected.



As shown on the photo adjacent there is also an existing fence along the boundary and it should be noted that the dog exercise area is approximately 25m from the boundary.

It is our conclusion that the proposal will not have a detrimental impact on the amenities of the neighbour.

Conclusions

The proposal complies with planning policy and has a safe access. It is an appropriate use in this relatively isolated position. It is therefore our conclusion that planning permission can be granted.

*AKPlanning
147 Lane Top
Linthwaite
Huddersfield HD7 5SG*

*Contact: Andrew Keeling
E-mail: andrew@akplanning.co.uk
Mobile: 07500965645*



RTPI

Chartered Town Planner