

DESIGN AND ACCESS STATEMENT

PROPOSED CATTERY AT BROOMHILL FARM, SPEN
LANE.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

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USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for a detached cattery.

The existing site currently forms my clients small holding farm unit and associated buildings, the site is flanked by housing and agricultural land.

Existing access for emergency and service vehicles is via Spen Lane this situation will not alter as part of this application.

Sited within an existing farm/smallholding complex there is a need for diversification on these types of units and the use of a cattery would be a suitable use in this situation.

Amount

The proposal is for a detached cattery unit with indoor and outdoor areas. As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings. Screen planting will encapsulate the unit. Existing parking will serve the unit. This proposal will not only provide permanent employment opportunities but it will provide temporary employment during the construction process.

Layout

A small scale unit has been sited as indicated on the enclosed plans. The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal, habitable room windows will be formed as shown where overlooking is not considered to be an issue with any neighbouring properties.

Scale

The proposed unit will be single storey with a flat roof. All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the buildings itself and should therefore be in keeping within the area and not detract from existing properties. The scale of the building has been designed so as to not over dominate its surroundings to the detriment of the character of the area.

Landscaping

Drive ways and parking spaces will have a self draining gravel finish to limit the amount of surface water run off. Soft landscaping will comprise grassed and planted areas to the remainder of the site.

Careful choice of shrub planting will ensure low maintenance gardens to avoid areas becoming overgrown and tatty.

Appearance

Situated in a greenfield location the new build will have a timber framed and timber clad finish with a felted roof. Security will be provided by a green palisade fence.

Access

No change to existing access and parking.