

24th April 2022

Design & Access Statement for a change of use application for land off Jack Haye Lane, for Mrs Laura Regan to form dog walking area with new fence & access gate to perimeter of site.

Use:

The site is 6000m² in size and is located off Jack Haye Lane, Light Oaks. The proposal seeks permission to change the usage of the land to form a new dog walking provision complete with new perimeter fencing and access gate.

The application site is currently agricultural land used for horse grazing accessed via an existing gated car parking area. It is proposed to retain this car parking area and fence off a portion of the field to form a secure dog walking area.

It is proposed to open the site for dog walking as follows:

7am – 8pm Summer time

7am – 5pm Winter time

Development Size:

The site is 6000m² in size and provides a suitably sized area in which the dog owners can safely walk their dogs away from the public and any potential hazards.

Layout:

The existing entrance off Jack Haye Lane will remain the entrance for access into the existing car park. From the car park there will be a pathway to the proposed dog walking area which will be accessed via a new access gate. The site will have a new timber post and mesh fence to the whole perimeter as per drawing 100-01 plan as existing – proposed.

Scale:

The scale of the proposal makes full use of the plot and provides a much secure dog walking area for the applicants dog walkers.

Appearance & landscaping:

The site will have minimal alterations and on the whole will remain un-changed from the highway.

The perimeter fence and access gate will be of a style to match the surrounding area and the mesh will have minimal impact on the landscape.

The site is a grassed field and this will remain undisturbed.

Access:

Access will be via the existing vehicular access as per dwg:100-01 Existing & proposed plans which is deemed adequate for the amount of vehicles accessing the site and has good visibility splays along Jack Haye Lane.

Conclusion:

The simplistic design and scale reflect the needs of the applicant in order for her clients to walk their dogs safely and the fencing and landscaping match that of the surrounding area.

