

18th January 2026

Design & Access Statement for the change of use of existing tool storage shed at 97 School Lane, Weston Coyney, to form a new commercial cattery.

Proposal:

The applicants – Mr L. Winter & Mrs V. Marshall, are seeking approval to form a place of work from their current home address. By converting an existing outbuilding which has previously been used as a tool storage building to form a new cattery they wish to provide good quality cattery facilities.

Existing Property Overview:

97 School Lane

97 School Lane is also known as Millhouse Farm and has several out-buildings which have now become surplus to requirements, there is an existing outbuilding for which the change of use application is sought. (see location on dwg. 100-01) and is large enough to provide ample space to house their new cattery business. The building can be converted easily without any external changes. The site is accessed directly off School Lane via a large private drive and has a large curtilage to provide ample parking spaces and turning circles for any vehicles accessing the new business.

Proposed Design:

The existing tool storage shed is ideally sized for the proposed use and suitably meets the needs of the new cattery which will have 14 new cat pens and will operate on a booking service. The position is such that there are no views into the cattery from neighbouring properties and given its low appearance and relatively high existing boundary treatment it is well screened from all surrounding properties.

Access & Parking:

The site provides generous parking for individual clients arriving by car, these would be very infrequent and only utilised in a drop off and collect scenario and are usually set at strict operating times between 8-11 in the mornings and 4-6 in the evenings operating 7 days of the week. There are already multiple off-road parking spaces for the owners of 97 School Lane and on the days that the Cattery will be open there is always multiple car parking space available for clients should they need it, with the business operating via appointment only as stated above this should easily be managed. The cattery has an existing front access door which will be separate from the main house and suitable signage will be displayed for any visiting clients.

Given the location of the property and its proximity to neighbouring properties it is hoped that any proposed use will have little or no impact on its surroundings.

Proposal Conclusion:

In conclusion, on the basis of the aforementioned information, read in conjunction with the submitted application forms and drawings, it is considered that there will be no detrimental harm created by this proposal, and therefore it is considered that the proposal can be sufficiently justified. It is therefore respectfully considered that the proposed development should be approved. Should the appointed Case Officer or other representative of the Local Planning Authority be concerned by

any aspect of this proposal, it is respectfully requested that they engage with the agent at the earliest possible opportunity to ensure that all issues can be resolved in a timely manner