

DESIGN & ACCESS STATEMENT

For the change of use of a former Agricultural Building from a Dog Boarding Kennels to a Joiner's Workshop [Use Class B1(c)] at:

**Chatsworth Farm
Lask Edge
Leek
Staffordshire Moorlands
ST13 8QJ**

Applicant: **Mr Dominic Cooney**

Mob: 07973 379847

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DESIGN AND ACCESS STATEMENT

This Design and Access Statement supports a planning application for the change of use of a former agricultural building on the land at Chatsworth Farm, Lask Edge.

Although a Design & Access Statement is not strictly required (the proposal is for a change of use only), it is logical to submit a design and access statement as it covers the main issues that need to be considered in relation to the proposed change of use.

BACKGROUND

The existing building has an extant planning permission for change of use to a Dog Boarding Kennels [ref: 10/00473/FUL], having gained permission for change of use from the agricultural building as originally constructed.

AMOUNT

The amount of development proposed will not alter from the existing dimensions as this application is simply for a change of use.

The external footprint of the building measures 18.5m x 9.6m and the external walls have been built up with blockwork on the inside and insulated for soundproofing as part of the building conversion work for the Dog Boarding Kennels use.

LAYOUT

The layout of the building will not alter from the existing layout, with an existing concrete hard-standing in front of the building that provides ample parking and manoeuvring for vehicles.

The existing (Dog Boarding Kennels) permission identified parking for 5 to 6 cars, however this many spaces would not be required for the proposed Joinery Workshop use as it is a much less intensive use of the building, so 2 spaces are shown on the submitted Site/Block Plan to provide for 1 full time member of staff and one part-time member of staff.

SCALE

The scale of the building will not alter due to the proposed change of use.

LANDSCAPING

No external alterations are proposed to the building, and therefore landscaping has not been considered to be central to the consideration for this application for change of use.

However, it is the intention of the applicant to improve the existing landscaping on the farm generally, by planting new boundary hedgerows all along the eastern and western boundaries of the farm. These new hedgerows would comprise a double row (staggered) of native mixed species of local provenance such as Hawthorn, Blackthorn, Holly and Hazel.

Management of new hedgerow planting would be by first allowing the new hedge to grow for several years, then laying the hedge in the traditional manner to thicken and rejuvenate it, whilst making it stock-proof at the same time. Subsequently it would be trimmed every other year, outside of the bird nesting season.

This hedgerow improvement could be secured by a condition of the planning permission if this is considered necessary, as it would represent a benefit to the traditional rural landscape of the locality and therefore provide an opportunity for landscape character enhancement that is not currently obliged under the existing lawful use of the building.

Individual trees and small areas of coppice have already been planted by the applicant in order to improve the ecological habitat across the farm generally.

APPEARANCE

The appearance of the building will not be altered, this application is just for a change of use.

PERMITTED DEVELOPMENT REGULATIONS 2013

Changes to the Permitted Development regulations came into force on 30th May 2013 under Statutory Instrument **2013 No.1101** "The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013"

Part 3 of Schedule 2 has been amended to include a new Class M which now allows Agricultural buildings to be converted to a variety of alternative uses including Class B1 (business) without requiring planning permission. The purpose of this new legislation is to encourage diversification and to boost the rural economy by creating new business uses for existing buildings in rural areas.

However, for this application even though the building was originally in agricultural use, there has been an intervening lawful use allowed under planning permission 10/00473/FUL. It is therefore considered that an application for change of use is required and although the impacts of this change of use would be identical to a permitted development change of use, it enables the LPA to undertake a thorough consideration of the proposal and to receive the full fee for Change of Use.

The intention of the Government is however clear: to encourage the re-use of agricultural buildings for sustainable economic purposes to boost the rural economy.

DESIGN

The design of the building will not alter from the existing.

USE

The use of the proposed building is as a Joinery Workshop for the construction of bespoke furniture and kitchens, as well as other architectural commissions such as outdoor buildings and furniture. All of the work that will be made in the building is privately commissioned and is either personally delivered to the customer or personally installed on site by the craftsman Joiner.

ACCESS

Access to the proposed building would be as existing with no alterations proposed. There is no regular requirement for members of the public to visit the Joinery Workshop (although exceptionally this may take place). In this respect the intensity of the use of the building would clearly be significantly less than the existing lawful use as a Dog Boarding Kennels, especially in relation to Highways considerations, e.g. trip numbers.

It is hoped that this level of detail provided in the access component of the statement is proportionate to the nature and scale of the access that will be required to the site, especially in relation to the existing lawful use.

CONTEXT APPRAISAL (CONCLUSION)

The proposed change of use to a Joinery Workshop is an appropriate use for an existing former agricultural building, the scale and design will not alter, and the intensity of use of the building will actually decrease compared to its existing lawful use as a Dog Boarding Kennels.

The impact of the proposed development in the context of the nearest neighbouring properties will be greatly reduced, and there are existing conditions attached to the Dog Boarding Kennels permission in relation to noise to ensure that no nuisance is caused. It is expected that similar conditions will be attached to this permission to ensure that the building is suitably sound insulated so that neighbouring amenity is similarly protected.

Any other issues can be controlled by condition, and the applicant would greatly appreciate the opportunity to provide any further information or clarification that is required during the consideration of the application, prior to determination.

If any further information or explanation is required please contact Dominic on 07973 379847
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