11/00725/FUL DCDESIGN. JO.

Design & Access Statement

Erection of 24 cat pens (retrospective) Rose Cottage, Ashby Road, Stapleton, LE9 8JF.

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Introduction

This statement is submitted in support of the full planning application for the erection of 24 cat pens (retrospective) Rose Cottage, Ashby Road, Stapleton, LE9 8JF.

This Design and Access Statement (DAS) has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2006.

In accordance with National Planning Policy advice in Circular 01/2006 (DCLG) "Guidance on Changes to the Development Control System" and the guidance given in the Department of Communities and Local Government Guidance on information requirements and validation (April 2010), the level of detail presented in this DAS is proportionate to the scale and complexity of the application.

The purpose of the statement is to explain the principles and thought processes employed in the formulation of the application. As a minor development references were made to the relevant planning policies. These are predominantly the saved Local Plan policies as they take primacy in the determination of such an application and are consistent with the broader aims of Regional and National Planning Policy Statements.

Policy Considerations

National Planning Guidance

Planning Policy Statement 1 (PPS1) 'Delivering Sustainable Development'
Planning Policy Statement 7 (PPS7) Sustainable Development in Rural Areas'
Draft NPPF

Local Plan Policy

The site is located outside a defined settlement boundary but in close proximity to Stapleton and is therefore considered to be a sustainable location in terms of the adopted Hinckley and Bosworth Local Plan (2001)

Policy BE1: 'Design and Siting of Development'
Policy NE5: 'Development in the Countryside'
Policy T5: 'Highway Design and Vehicle Parking Standards'

Principle & Use

The principle of the existing use was established via application 92/00541/4 and recently confirmed by application 11/00180/FUL. With the proposed cat pens well related to the existing built form, the principle is considered to remain acceptable as it makes efficient use of the site.

11/00180/FUL	COU of existing cattery to kennels.	Approved	23.05.11

Material considerations

The draft National Planning Policy Framework published 25th July 2011(currently under consultation) gives a clear indication of the Government's "direction of travel" with regards to planning policy. The core principle of the policy states: "Decision-takers at every level should assume that the default answer to development proposals is "yes", except where this would compromise the key sustainable development principles set out in this Framework."

Although not yet formally adopted, the Planning Inspectorate recently confirmed the draft NPPF is capable of being a material consideration. Where sustainable development is proposed as in this instance, LPAs should approve development schemes that accord with statutory plans without delay.

The proposal therefore accords with the core aims of the draft NPPF and the Ministerial Statement: *Planning for Growth* (2011).

Amount, layout & design

The proposal aims to improve the existing facility by responding to increased customer demand by making more efficient use of the site. The layout demonstrates how the single storey scheme respects the relationship with the adjacent kennels and principal building of Rose Cottage

The scheme does not include any significant structural alterations that would be alien to the current setting and as such, the proposal will not impact on the character of the surrounding countryside. Overall the completed design reflects the existing pattern of built form thus creating a fully integrated design solution.

Ecology, landscaping & boundary treatment

The scheme has not required the removal of any significant vegetation and the existing hedgerows will continue to provide mature all year round screening. As a result there will be no detrimental effects on the ecology of the area or protected species.

Access & Parking

The main access and parking arrangements will remain unchanged and the number of parking spaces is sufficient to service the site where the number of vehicle movements is modest and mainly restricted to the dropping off and picking up of animals.

Conclusion

The scheme meets the rising demand for this type of facility and consolidates and improves the existing and successful business. The proposal will not detrimentally affect the amenities of neighbouring properties or compromise highway safety therefore represents an integrated and sustainable economic use that is appropriate within the local context.


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