

ARUN DISTRICT COUNCIL

No.

WA

125

06

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9/1/07

Design and Access Statement**Proposed boarding cattery****Meadowbrook, Yapton Lane, Walberton****1. Proposed use**

The application is for the construction and operation of a boarding cattery within the grounds of the existing domestic dwelling.

2. Layout and Access

The intended layout of the design is as shown for informational purposes on Plan 1.3 Building Plan provided as part of application number WA/125/06.

The total property amounts to 1 acre, which accommodates the existing dwelling with private garden and paddocks to the rear.

There is a large gravelled parking area to the front of the property, which allows for several cars to park at any one time along with extensive turning space to allow vehicles to manoeuvre prior to exiting the property onto the B2132 via the existing widened gravel driveway.

Access to the cattery unit will be via a wide pathway adjoining the parking area and the site of the cattery unit via the north side of the dwelling. This will be wide enough for vehicles, allowing for less abled customers to access the cattery unit.

3. Scale

The scale of the proposed cattery unit will be a low level building of similar height to a standard garden shed. The width, length and height measurements of the proposed cattery building is as shown on Plan 1.3 Building Plan provided as part of application number WA/125/06.

4. Landscaping

The cattery unit is to be situated within the existing grounds of the domestic dwelling, and the surrounding gardens and paddocks will be maintained as a private garden. The property is adjoined to commercial nurseries on three sides.

5. Appearance

The cattery will be a single storey low-level shiplap timber structure built on a concrete base. The main cattery block will be divided into 15 individual units. Each unit will comprise a full height timber cabin with a covered outdoor run enclosed with galvanised weldmesh. There is also a weldmesh enclosed safety corridor running the full length of the building. In addition there will be a separate freestanding isolation unit.