DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0959-18**	**Applicant:**	**Mr Jody Russell**
Proposal:	Use of site to keep more than 6 adult dogs		
Location:	Duntreath Cackle Hill Lane Holbeach		
Terminal Date:	27th November 2018		

Planning Policies

Local Plan July 2016:

SG17 Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Sections 4, 6, 8 and 11

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
SHDC INTERNAL	0	1	0	0

CASE OFFICER ASSESSMENT

This is a full planning application for a change of use from a residential dwelling to residential with the keeping of over 6 dogs. This is a retrospective application.

The dwelling is fairly isolated and located on Cackle Hill Lane which is a single track road which is used for access to dwellings down that lane and it is not a through road. The large detached dwelling stands alone and sits within large grounds (approx. 3 acres of fenced land). The closest neighbour is probably 150+ metres away and the due to its location and the type of road has very limited passing traffic.

The applicant has confirmed that they have 25 dogs, some are used as breeding bitches but a number of them are retired and family pets; at least 5 of the dogs are considered to be elderly and in their twilight years. The applicant breeds German Shepherds and some small toy breeds. The larger dogs are contained in purpose built, good quality kennels to the rear of the dwelling whilst the toy breeds mostly reside in the home. They have around 3 litters per year and apply good breeding practises.
On a visit to the site some of the larger dogs did bark but as they are also used as security for an on-site business this is not unusual when strangers are on the grounds and they only barked when visible over the fence. As no neighbours are particularly close by, it is unlikely to have an adverse effect on neighbours the dwelling is also fairly isolated and any passers- by would be limited.

On balance this particular dwelling with its large garden and purpose built high quality kennels, appears to be well situated for dogs and breeding.

Environmental Health have commented that initially they did not have enough information, however the officer has been fully up-dated with additional information, the case officer site visit notes and also discussed directly and they now have no objection subject to restricting the numbers to 25 adult dogs and a personal permission to the applicant.

There have been no objections to the application from either the public in response to the site notice or the statutory bodies.

On balance it is thought that the keeping of 25 adult dogs by this particular applicant in this location, would not negatively impact on the residential amenity of the area. However a restriction to 25 dogs and also making the permission personal to this applicant is considered appropriate to prevent any future increase in impact which could potentially be negative to the residential amenity.

A delegated approval is considered appropriate with a limit on numbers and a personal restriction to the applicant.