Architectural Consultant

Planning Statement

Erection of fence over 2m & keeping of more than 6 dogs (retrospective):

West View,

Hallgate,

Moulton,

Spalding,

Lincolnshire,

PE12 6QG

1. Introduction

1.1 The Application

This Planning Statement has been prepared in support of a retrospective full planning application for the erection of a fence over 2m in height and the keeping of more than 6 dogs at West View, Hallgate, Moulton as outlined on the accompanying plans.

This application is to be made by JC Architectural Consultant on behalf of their client who live at the site and developing the dwelling and amenity space for their own comfort and enjoyment.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0268-21-02 Fence Retrospective

2. Site and Surrounding Context

2.1 The Site Location

The site is located off Hallgate on the outskirts of Moulton and is a small dwelling on a much larger plot, in a cluster of three large plots with similar sized dwellings. Generally, the site is surrounded by agricultural land on 3 sides and neighbours directly on to another dwelling to the north.

The fence that has been erected and comes under this application retrospectively runs along three sides of the site with the front, facing the highway, having a brick wall with infill panels (to match the fencing) already approved under a separate Planning application. The dogs that are

currently on the site are owed by the applicant and the fencing is both for the security of these dogs and the privacy of them and the applicants, particularly important given the high value of dogs currently and the number of dog thefts in the area.

3. Proposal

The proposal comprises of two parts, both of which are retrospective, the first of which is the boundary fence over 2m in height and the second being the keeping of more than 6 dogs on site.

The first part of the application, the boundary fence, has been installed by a specialist contractor and a datum level was taken from the edge of the highway as, in time, the driveway and garden will be made up to level with this. The site itself undulates across the entire area so it is difficult to take an accurate height measurement for the fence as installed, as a generally indication the height of the fence at the lowest point on the site is 2.05m and at the highest point on the site it is roughly 1.9m. However, working from the datum set out from the highway the average height is approximately 2.02m, only 2cm over what is allowable under the permitted development rights.

The second component forming this application is the keeping of more than 6 dogs on the site. The applicants have always had a number of dogs and they are kept on site in dedicated kennelling. The site is large and is a comfortable size for the keeping and exercising of several dogs without causing any disturbance. This element goes hand in hand with the fencing as the applicants intention is to ensure the security of their pets is upheld whilst being able to enjoy their own amenity space in a private manor.