

Supporting statement

Application for lawful development certificate

Existing use- Home dog boarding and daycare

11 Laburnum grove, PE11 2LX, Spalding

This statement is submitted in support of an application for a lawful development certificate to confirm that the existing use of the property for small-scale home dog boarding and daycare remains lawful and does not constitute a material change of use from use class C3 (dwellinghouse).

The property continues to operate primarily as a private residential dwelling and is operated on a full-time basis by the applicant (myself).

The dog boarding and daycare activity is carried out on a domestic scale within the existing residential property. The service involves caring for a limited number of dogs within a normal home environment. Dogs are supervised and cared for within the house and garden as part of day-to-day domestic living arrangements.

The business operates on a small scale, with a maximum of six dogs at the property at any one time, which includes two resident dogs, ensuring the property continues to function primarily as a residential dwellinghouse. The use is not operated as a commercial kennel facility.

The property retains its appearance, character, and function as a normal family dwellinghouse. In particular no external alterations or extensions have been carried out for the business, no kennels or commercial outbuildings are present, no areas of the property have been converted into separate commercial premises, I reside at the property full-time and the property continues to be used for ordinary residential purposes.

The scale of the activity is limited and does not materially affect the character of the surrounding residential area.

Specifically;

- Drop-offs and collections are staggered and limited.
- Visitor numbers remain low.
- There is no significant increase in vehicle movements beyond normal residential activity.
- Dogs are managed responsibly and supervised.
- Measures are in place to minimise disturbance to neighbouring properties.

The activity does not generate levels of noise, traffic or activity that would materially differ from those typically associated with a residential dwelling occupied by dog owners.

For the reasons set out above, I respectfully consider that the existing use remains lawful within the existing C3 residential use of the property and request that a lawful development certificate be granted accordingly.

Lisa-Marie Fountain

L. Fountain

13.05.2026