DECISION DELEGATED TO DEVELOPMENT MANAGER

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| **Application No:** | **H23-1089-18** | **Applicant:** | **Miss Emily Hayward** |
| **Proposal:** | Use of site for dog breeding. | | |
| **Location:** | 5 Council House Washway Road Saracens Head | | |
| **Terminal Date:** | 5th February 2019 | | |

**Planning Policies**

**Local Plan July 2016:**

SG17 Protection of Residential Amenity

**National Guidance**

**National Planning Policy Framework 2018**

**Representations:**

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

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.

The dwelling is a semi-detached two storey property accessed from a fast stretch of the A17 near Holbeach. The garden is large and fenced with a 1.8m high timber fence and gate and has a wall to the front garden giving substantial security to the dogs on site.

The applicant has confirmed that they have 6 dogs full time and on occasion 2 of her dogs which are out on contract return when they are ready to birth and stay until the puppies are over 8 weeks old. On occasion there may also be stud dogs in attendance but their visit is not considered to be

frequent or permanent enough to count towards the limit. Out of the 6 dogs at home permanently, only one is currently a breeding dog with one other potentially when it is old enough and passed the relevant health tests; the remaining dogs are pets. The dogs are medium in size (spaniels, GSD's, Sprockers) and the applicant predominantly breeds Sprocker Spaniels and in the future potentially German Shepherds. The applicant averages around 2 litters of puppies per year and applies good breeding practises.

On the site visit an Environmental Health officer also attended. The dogs on arrival barked which is not unusual however after a very short time the applicant had all dogs under careful control. The dogs are kept indoors and are only let outside in the garden under the supervision of the applicant; they are not left in the garden whilst the applicant is out. The dogs appeared to be very well cared for and to be well behaved with good behaviour expected and a relaxed atmosphere in the house.

The main lounge is to be converted to day-time accommodation for the dogs and the upstairs far-side bedroom (the one furthest from the neighbours) would be used as a whelping room and for suckling pups to allow the applicant to give night-time supervision and assurance to breeding bitches.
Although in physically close proximity to the adjoin dwelling as a semi, the arrangements appeared suitable and with conditions there is no reason the development should lead to loss of amenity.
The applicant agreed they would never have more than 8 adult dogs on the premises and would often only have 6 as two are 'contracted' bitches, the periods when pups were in the house, from birth to likely sale at 8 weeks old would be naturally limited over a year.

There have been no objections to the application from either the public in response to the site notice or the statutory bodies. Environmental Health following their visit have no comment on the application and the Parish Council support.

On balance it is thought that the keeping of 8 adult dogs by this particular applicant in this location, would not negatively impact on the residential amenity of the area. However a restriction to 8 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.