

## **DELEGATED ASSESSMENT**

**Application no: PA/2024/289**

**Proposal: Planning permission to erect a block of dog kennels**

**Location: The Poplars, Doncaster Road, Gunness**

**Applicant: Mr I Fenwick**

**Officer: Scott Jackson**

## **POLICIES**

**National Planning Policy Framework: Sections 2, 4, 6 and 10**

**North Lincolnshire Local Plan: RD2, DS1, DS16, DS11, T2**

**North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5, CS19**

**New North Lincolnshire Local Plan Submission: SS1, SS2, SS3, SS11, DM1**

## **CONSULTATIONS**

**Highways:** Looking at the details provided, there seems to be ample parking for the proposed Kennels, so with this in mind Highways have no comments or objections to make on this planning application.

**Environment Agency:**

**LLFA Drainage:** No objection or comments

**Environmental Protection:** No objection or comments

**Scunthorpe and Gainsborough WMB (IDB):** Guidance and comments made in relation to surface water drainage disposal.

**PARISH/TOWN COUNCIL:** No response received.

**PUBLICITY:** A site notice was displayed: no letters of representation have been received.

**MATERIAL CONSIDERATIONS:** The main issues in the determination of this planning application are the principle of development, impact on the character and appearance of the countryside and upon residential amenity.

## **Principle**

Planning permission is being sought to erect a new dog kennel block at an existing dog kennels business located on Doncaster Road to the east of Gunness, in the open countryside. This is an established dog kennels business in the open countryside and paragraph 88 of the National Planning Policy Framework (hereafter called the NPPF) is supportive of the sustainable growth and expansion of all types

of business in rural areas, through conversion of existing buildings and well designed, beautiful new buildings. In addition, policy RD2 of the North Lincolnshire Local Plan states development in the open countryside will be strictly controlled and only granted for development which is employment related development appropriate to the open countryside.

Following a request to the applicant for further information it has been confirmed the development is for a new kennel block which will be sited directly to the rear of the existing kennels and the site capacity will be increased to 40 dog boarding kennels from 16 at present, this is an increase of 24 boarding kennels.

Given this application seeks to add to existing kennels at the site with a new, modern kennel block to the rear and the development will support the sustainable growth of a rural business which has been long established at this location and the plans show the erection of a building which is commensurate with the scale and height of existing kennel blocks at the site it is considered the principle of development is acceptable in this case.

### **Character and appearance**

The plans show the kennel block comprises a linear block of 24 kennels which will be arranged from east to west at the rear of the site. A kitchen and food preparation area are proposed to the western side of the kennel block and the building is proposed to be of blockwork construction with dark grey profile sheeting to the roof, this is consistent in appearance with the existing kennel blocks on the site with which the proposed development will be viewed in conjunction with.

The proposed extension to the kennels would not carry wider impacts upon the open countryside and an extension by itself is the most sympathetic approach to achieving the additional capacity. The proposed development would take up a grassed area to the south of an existing kennel block and which is still contained within the outer perimeter palisade fence which surrounds the site. The plans have been submitted show that the built form and material will match that of the existing buildings in site and this is considered acceptable. Materials are annotated on plan and will be secured through the approved plans condition.

The scale (45m x 9.5m) and height (4.2m) of the proposed kennel block is broadly similar with the collection of existing kennels and ancillary service blocks at the site and it will not be viewed as an isolated form of development in the open countryside. This is a new, modern building which will improve the general built form across the site, and it will be located in relatively close proximity to Poplar House which serves as the on-site managers facility.

### **Residential amenity**

The plans show the proposed kennel block will extend no closer to the nearest residential property or sensitive receptor than the existing buildings on the site. In addition, the nearest residential property is located 685m to the west of the site, this is considered sufficient distance to negate issues relating to noise and barking from dogs, taking into account the potential increase in the number of dogs which could be boarded at the site (an increase of 24 resulting in 40 boarding kennels in total). It

is worth noting no objections have been received from Environmental Health on noise or disturbance grounds or to the increase in the number of boarding kennels proposed at the site. Given the separation distances involved the proposed development is not considered to result in loss of residential amenity through the effects of noise or disturbance. On this basis the application is recommended for approval.

**RECOMMENDATION: Grant permission with conditions**