

**DOG DAY CARE
AND GROOMING FACILITY,
THE YARD, WESTWOOD**

SUPPORTING STATEMENT

December 2025





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1 INTRODUCTION

- 1.1 An application for the facility, which is operational under a temporary consent (albeit now expired), was refused consent by the Council on 8th July 2025 (reference PL/2024/03051).
- 1.2 There is a single reason to the Council's decision, relating to the potential for noise impacts at two specified dwellings:
- the Barn at Westwood, a recently-constructed dwelling on the adjacent land holding to the east;
 - the property at Elms Farm, an unconverted agricultural building with planning consent in place for conversion to residential use.
- 1.3 The Barn was permitted after the dog day care facility was first approved, and mitigation considered acceptable at that time was put in place and remains. The property at Elms Farm is unconverted and is in the ownership of the same family that owns the Application Site.
- 1.4 Following the refusal further exchanges have taken place with officers of the Council to seek to reach agreement on the technical details necessary to provide mitigation sufficient to overcome any noise concern for these two dwellings.
- 1.5 These details are submitted in this application, which provides for amended mitigation works in the form of acoustic fencing and landscaping.
- 1.6 All other matters of planning balance were considered in the 2024 application and found to be acceptable. Those matters are therefore reviewed in summary form in this Supporting Statement.

This Statement

- 1.7 This Supporting Statement is structured as follows:
- (i) **section 2** describes the proposals;
 - (ii) **section 3** reviews the previous application and summarises matters found to be acceptable;
 - (iii) **section 4** reviews the noise issues and sets out how these are now overcome;
 - (iv) with conclusions in **section 5**.

2 THE PROPOSALS

- 2.1 Westwoofs dog day care facility has been operating for almost four years under an existing planning consent, albeit which was for a temporary period now expired. This application seeks to continue the use. Temporary (rather than permanent) consent was granted originally in order to give time for the local planning authority to assess “**whether the use can be carried out on a permanent basis without causing an unreasonable level of disturbance to the amenity of nearby residential properties**” (condition 1 of 18/11885/FUL, granted 26th September 2019).
- 2.2 This application seeks to continue the use.
- 2.3 Two changes are proposed to the existing use as part of this application:
- (i) the installation of a dog grooming pod, for grooming of residential and visiting dogs, at a location next to the main dog care building. The pod, currently on a trailer, is shown below. It will be placed on the pad shown in photo 2.

Photo 1: The Grooming Pod



Photo 2: Pad for Grooming Pod



- (ii) an extension to the approved outside exercise area. The approved and extended area are shown in the photograph below and on the annotated aerial photograph that follows.

Photo 3: Extended Exercise Area



Insert 1: Identification of Extended Area



- 2.4 The extended outdoor exercise area does not make the facility any closer to the dwelling to the northeast.
- 2.5 The grooming pod will be positioned on the concrete pad between the two buildings, as shown on Insert 1.

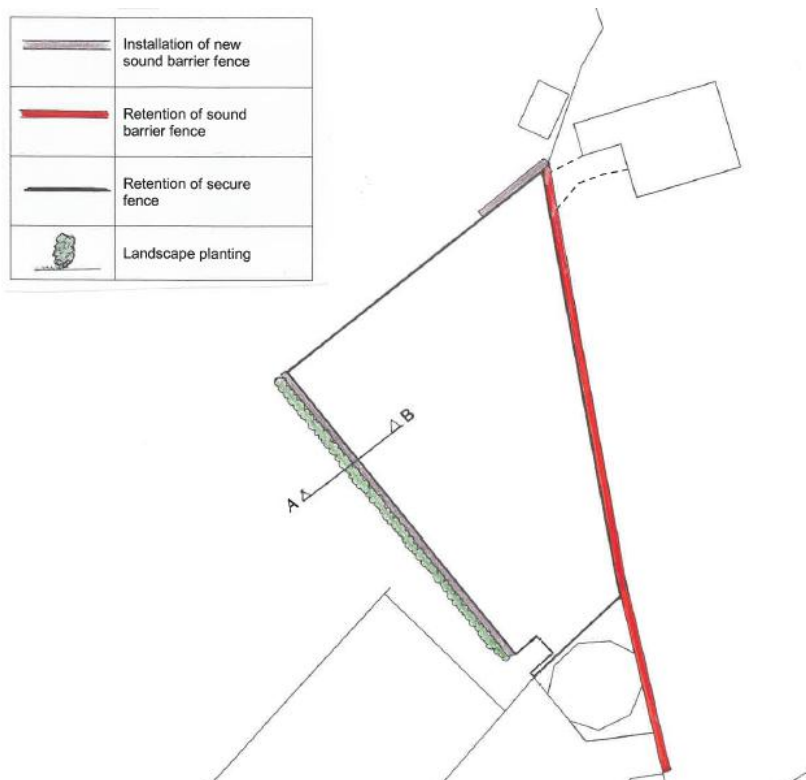
Numbers and Hours of Use

- 2.6 The key proposals are:
- (i) the days of use will be Monday to Friday;
 - (ii) the facility will not open on Bank Holidays;
 - (iii) the hours of use will be 07:00 to 18:00;
 - (iv) the maximum number of dogs on site at any one time will be 20;
 - (v) the grooming pod will be used by one groomer and one dog maximum at any one time;
 - (vi) dogs will be kept in the dog day care shelter between 07:00 and 09:00;
 - (vii) the dog exercise area will be used between 09:00 and 18:00 by no more than 5 dogs at any one time.

Noise Mitigation Proposed

- 2.7 Following the refusal, and extended exchanges commenced during the procession of the last application, mitigation measures have been amended. They are shown on Plan KCC3092/12, reproduced in part below.

Insert 2: Proposed/Existing Noise Mitigation

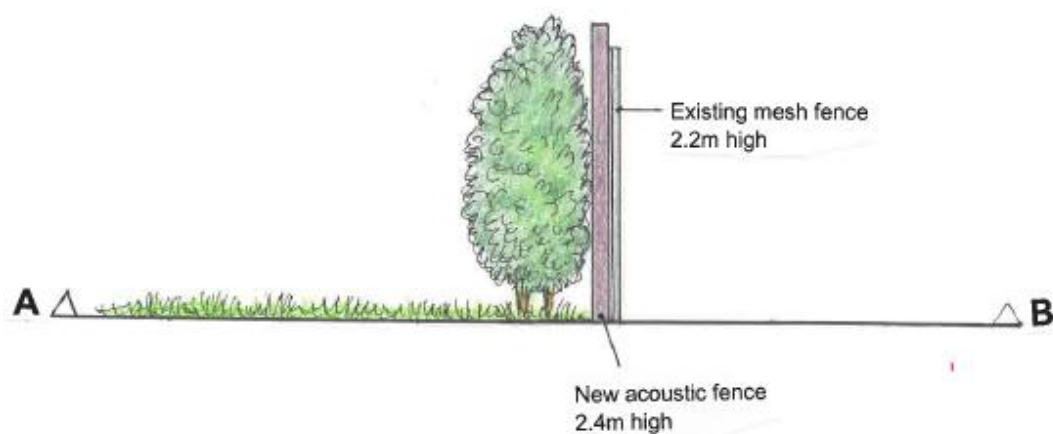


2.8 The mitigation includes:

- (i) retention of the sound barrier fence erected by the neighbour, which is required to be retained as part of their planning consent for residential use;
- (ii) installation of a new sound barrier fence in the northeastern corner, and along the western fenceline of the exercise area.

2.9 The new fence will be landscaped on the western edge, as shown on the application plan and on the insert below.

Insert 3: Landscaping Proposals



Existing Facilities

2.10 The existing facilities will continue to be used as they are at present.

Photo 4: The Dog Room and the Parking Area



Photo 5: Inside the Dog Room



Staff

- 2.11 The site provides employment for one full-time member of staff, five part time members of time and an important training facility for approximately 7 – 10 students from Lackham College and Fairfield College.

3 PREVIOUS APPLICATION AND MATTERS FOUND TO BE ACCEPTABLE

- 3.1 This section reviews:
- (i) the refusal reason;
 - (ii) the officer's report;
 - (iii) a summary of matters found to be acceptable.

Refusal Reason

- 3.2 As set out in section 1, the single reason for refusal identified only that the Council was not satisfied with the level of information submitted in respect of the noise impacts on two dwellings: Barn at Westwood; the property at Elms Farm. This is addresses in section 4.
- 3.3 No other planning reasons were given.

Officer's Report

- 3.4 The officer's report confirmed that the building (used as a dog room) was capable of being used without any rebuilding and that the use was acceptable in principle.
- 3.5 The officer's report confirmed:
- (i) the ecological impacts are minimal and the proposal has been screened out of an Appropriate Assessment;
 - (ii) highway safety, with an additional 5-6 vehicles per day, was acceptable, and there is no conflict with policy or unacceptable impact on highway safety.

Summary of Relevant Considerations

- 3.6 The following section is included for completeness and to cover any changes since the last application was submitted. It addresses:
- (i) landscape;
 - (ii) access and highways;
 - (iii) flooding;
 - (iv) ecology.
- 3.7 **Landscape.** The buildings exist, the parking exists, the exercise area exists, and the facility cannot be seen from the public road due to the existing vegetation. There are no footpaths nearby, as shown below.

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4 NOISE

4.1 The Council's noise reason for refusal relates to only two properties, as identified on the decision notice. These are:

- (i) Barn at Westwood;
- (ii) property at Elms Farm.

4.2 These are identified on the aerial image below.

Insert 5: Location of Two Properties



4.3 **Barn at Westwood.** This dwelling was permitted by the Council in 2021 (two years after the dog day care facility was permitted) for change of use to residential under Class Q (PL/2021/04022 and PL/2021/10880), and subsequently permitted a new dwelling as a replacement (PL/2022/04384, permitted 23rd November 2022). Condition 5 of the latter consent required provision of noise mitigation measures.

4.4 To make the noise level at this new dwelling acceptable a 2.0m acoustic fence was required and provided. The assessment assumed that there would be no more than 5 dogs in the exercise area at any one time, although that was not a stipulation of the temporary planning consent.

4.5 As is reviewed in the Environmental Noise Assessment Report by MACH Group (November 2025), this mitigation is adequate with the maximum of 5 dogs at any one time in the exercise area, and with a short section of extra fence at the northern corner.

- 4.6 **The property at Elms Farm** is currently an agricultural building, but Class Q consent was given for its conversion to a dwelling. Noise will only be an issue if it is converted. It is also in the ownership of the same family that owns the dog day care facility.

Photo 6: Existing "Property"



- 4.7 The MACH Group report confirms that there will be no noise issue if the property is converted, or in the alternative if rebuilt, provided that acoustic fencing is placed on the western side of the dog exercise area (as is proposed).

Conclusion

- 4.8 The Council's single reason for refusal is therefore met through the provision of additional information and mitigation.

5 SUMMARY AND CONCLUSION

- 5.1 A previous planning application was refused due to the lack of information regarding the noise impact on two specific properties. One of these is a recently-built dwelling on land adjoining the dog day care facility, the other is an as-yet unconverted building on the same holding.
- 5.2 Post refusal correspondence took place with the Council. Updated and expanded information is now provided, together with additional mitigation plans.
- 5.3 These will ensure that neither property is adversely affected.
- 5.4 No other issues were raised in the earlier application, and whilst they are reviewed in this report, no other issues should prevent the granting of consent.



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