

## **Statement to accompany the planning application to change the use of building for a daytime dog day care centre at Hazel Cottage, Farringdon, Exeter EX5 2JZ**

### Proposal

This application is a request to change the use of part of garden for a small dog day care centre to cater up to 8 dogs from the above property. The proposal will furthermore detail how we would like to operate the service. Since lockdown there has been an increased numbers of households who now own dogs. Many dog owners want to ensure that their pet is exercised and well socialised or do not like leaving their dogs alone while they go out or are working.

The dog dare care centre will provide a safe environment with constant supervision where owners can leave their dogs during the day and where they will be mentally and physically stimulated through structured play, exercise and rest.

### Premises

The building is approximate external size of 40' width x 12' depth of tanalised timber build. It will be customised to a 45mm thick insulation. Specifications are supplied with this application.

The whole property boundary is enclosed by a thick farming hedge approximately 2m tank height with embedded wire mesh 100mm x 100mm mesh and an additional secure wooden fence higher than 1.5 m will be erected( lined with 100mm x 50mm wire mesh) around the dog perimeter to secure the enclosure and create dedicated space for free exercise as indicated on the plan.

It is proposed and subject to guidance from Environmental Health, that dog waste and kennel wash water will be disposed of via an existing septic tank approx. 2800L capacity to be re-instated and is located adjacent to the kennel. This is a separate tank to the main household septic tank (see location plan). The septic tank will be emptied when required by tanker collection. The run off from the guttering of the building will be collected in water butts which will then be recycled and used for washing down kennels when required.

Opening times will be 7.30am to 5.30pm on weekdays and will be closed at weekends and Bank Holidays.

There are three parking spaces to the front of the property and two additional parking spaces within the grounds. We anticipate that owners will drop their dogs to us at different times throughout the morning and is therefore unlikely to have negative impact on traffic flows. A collection service will also be offered to reduce possibility of incidental congestion.

Internally we propose to use non-permanent partitioning to create separate areas in the unit to allow segregation of the dogs which is in line with licence conditions for dog boarding establishments. A covered run will be provided to the left hand side of the building to cater for adverse wet weather conditions so that the dogs can still exercise in a sheltered environment.

Separate wash down facilities (hot and cold water) will be provided to the right of the building and underfloor heating will be installed to sustain the kennels at a temperature of 15 Celsius during colder times.

### Business

We are conveniently located close to the A3052 and have close links with local veterinary practices and OFQUAL Level 3 Professional Daycare and Boarding qualified.

All dogs vet records will be checked to ensure compliance with up to date vaccinations. Dogs will also be assessed to gauge their temperament so that we can ensure that they have an acceptable level of socialisation and training before enrolling for Daycare.

The welfare for dogs is our priority and all measures will be taken to ensure that they are not subject to any causes of distress. There will be a separate 'quiet' area for dogs that are nervous or elderly to allow for rest periods between play and exercise.

The dogs will have company, exercise and stimulation to counteract the main reasons for barking – loneliness, boredom, the desire for attention and anxiety.

Further to minimise disruption from barking, we will enforce the following measures:

- There will be constant supervision of the dogs.
- Dogs will be encouraged to calm down if becoming overexcited and will be allowed to spend some time in the 'quiet' area.
- If a dog barks constantly and mitigating measures are unsuccessful they will be returned home or the owners contacted to collect it. They will be asked not to return the dog until the problem has been addressed.