

Your ref: 23/1254/FUL  
Our ref: 1268-4 RJCD SB

06 November 2023

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Head of Development, Economic and Cultural Services  
North Kesteven District Council  
Kesteven Street  
Sleaford  
NG34 7EF

Dear Sir

MRS L DOCKERTY  
PROPOSED CHANGE OF USE FROM RESIDENTIAL TO MIXED USE OF  
RESIDENTIAL AND DOG TRAINING FACILITY INCLUDING THE ERECTION OF A  
TIMBER DOG TRAINING BUILDING  
FONTMELL, FEN ROAD, RUSKINGTON, SLEAFORD, NG34 9TH

We are pleased to apply for a new dog training building in the rear garden to the property known as Fontmell to the east of Ruskington.

The applicant, Mrs Lizz Dockerty, has long operated a successful dog training facility at Leasingham. The property at Leasingham was a large dwelling with a well-established training centre, but following a decision to downsize and reduce her dog training commitments, the applicant has sold the Leasingham property.

The property at Fontmell, purchased by the Applicant as a replacement dwelling is a 3 bedroom bungalow with an extensive garden to front and rear in a location well away from other residential property.

To continue to offer a reduced level of dog training, the applicant wishes to erect a small timber building in the rear garden that measures 12.2m by 6.1m, to have a stoned floor with sand and artificial turf as a surface suitable for training. In addition to this, land within the red line adjacent to the new building will be used for outdoor training. There is already a fence separating the red line area from the rear garden and new post rail fence is to be erected along the route to the proposed parking area.

Access to the building is through the garden with an enlarged parking area to the front of the property. The additional parking area and paths to the rear would not require planning permission in their own right but are included because they are not yet in place and demonstrate how visitors will access the training facility.

The application proposal is in countryside in policy terms and subject to Local Plan policy S5. Prior to submitting this planning application we sought advice in principle






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from a Planning Officer (Your ref: 23/0214/PREAPP) and were told that the scheme can be shown to need a countryside location in terms of space/activity area and potentially some noise impacts. The fact there is a dwelling on site and the boundaries are clearly defined with mature trees/ hedging thus reducing potential visual impact, was considered to be a positive attribute.

The main considerations were thought to be any associated impacts with: residential amenity and the applicant is happy to have the dog training conditioned to the someone living at Fontmell; potential for noise, which is limited by siting the building to the south of the bungalow; impact on any trees, which are avoided by the proposal; parking provision that is shown to the north of the bungalow with only the limited number of spaces needed for any visitors; ecology whereby the proposal is low key but an area of wildflower planting is shown to provide a proportionate amount of biodiversity gain and; energy, whereby the proposal needs only power for LED lighting, which is to be powered from PV panels on the roof that will more than match the power demand.

We trust you will receive the planning application favourably and should you require any additional information, please do not hesitate to contact us.

Yours faithfully



Robert J C Doughty MRTPI






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