



Acting on behalf of our client Bruce's Doggy Day Care, Planning Potential secured planning permission for a new doggy day care centre at Oak Tree Farm, Runnymede, adding another site to their growing portfolio.

The site comprised circa 2.2 hectares of land within the Green Belt. The application sought for the Change of Use of existing buildings and land to dog day care (Sui Generis), including the recladding of existing buildings and provision of hard and soft landscaping.

Planning Potential prepared a robust argument to justify the proposed development within the Green Belt, demonstrating that the proposal would not have a greater impact on the openness of the Green Belt than the existing use of the site. Specifically, a case was presented under paragraph 154(b) (*the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it*), 155(d) (*the re-use of buildings provided that the buildings are of permanent and substantial construction*) and 155(e) (*material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds)*) of the NPPF.

Following the consultation period, the application received a technical objection from a statutory consultee. Planning Potential worked constructively with the project team to address the technical objection, submitting amended material which the statutory consultee was re-consulted upon. By working constructively with Runnymede,

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Planning Potential removed the technical objection, enabling the application to proceed to planning committee in a timely manner.

Planning Potential secured an Officer recommendation for approval and unanimous resolution to grant at planning committee, with the formal decision notice issued within a week following planning committee. The decision notice is subject to 10 conditions, of which 6 are compliance conditions.

Summary of achievements

- Initial assessment of site prospects
- Clear advice on the strategy required to secure planning permission
- Project management of the process and consultant team
- Preparation of compelling evidence to support the application
- Full co-ordination and submission of the planning application
- Negotiation / Liaison with the Local Planning Authority
- Securing full planning permission