Development Management – Delegated Officer Report

Application Number: AWDM/0535/23 Recommendation: APPROVE

Site: 42 Cross Road, Southwick, West Sussex

Proposal: Change of use of part of lounge area to small part time dog grooming parlour.

Date of Site Visit: No visit, use of Google Maps

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of a mixture of houses and bungalows of various style, scale and appearance. Consent is sought to use a small area of the ground floor area to use as a dog grooming parlour. An internal wall is proposed to separate a small area 2.9 metres by 2.6 metres which can be accessed via an external side door, there is a rear facing window.

Consultations:

West Sussex County Council: The Highways Authority : - No alterations are proposed to the existing access arrangement. The dog grooming parlour is small in scale and will be used on a part-time basis, so the LHA does not anticipate that the proposed development would give rise to a significant material intensification of use of the existing accesses. The site benefits from a driveway which can accommodate visitor parking. In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Adur and Worthing Councils: Private Sector Housing: - No objection on PSH grounds.

Public Health: - No comment

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area and highway safety and parking.

Visual and residential amenity

The changes to the bungalow are internal and only an internal wall is proposed. The space to be provided is small and is for use of the applicant only grooming 1 dog at a time. Therefore the activity created by visitors to the site will be limited and would not harm the character of the residential locality or the amenities of the adjacent occupiers in terms of noise and disturbance. The bungalow will remain as a residential property with the dog grooming being a minor ancillary use.

The vehicle movements related to the business will be acceptable within this locality and would not cause harm which would warrant a refusal in this case.

Highway Safety and Parking

There is a driveway to the front of the property providing off street parking for the occupiers and any visitors to the site. There will be no highway safety issues as a result of the ancillary use in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The dog grooming business shall not be operated other than by the householder(s) 42 Cross Road, Southwick, West Sussex and no other persons shall be employed at the property in connection with the operation of the business.

{\b Reason}: {\i To safeguard the amenities of the neighbouring residential occupiers having regard to policy 15 of the Adur Local Plan.

4. The dog grooming business shall not be operated at the property other than from that part of the property as shown on the plans hereby approved.

Reason: - To safeguard the amenities of the neighbouring residential properties and having regard to policy 15 of the Adur Local Plan.

5. The dog grooming business hereby permitted shall be operated on an appointment only basis with not more than one customer on the property at a time.

{\b Reason}: {\i To safeguard the amenities of the neighbouring residential occupiers having regard to policy 15 of the Adur Local Plan.

6. The dog grooming business hereby permitted shall not be carried on from the property except between the hours of 09:00 and 17.00 on Monday to Saturday.

Reason: - To safeguard the amenities of the neighbouring residential occupiers having regard to policy 15 of the Adur Local Plan.

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 22nd June 2023

Authorised by: Peter Barnett Date: 22 June 2023