Development Management - Delegated Officer Report

Application Number: AWDM/1613/16 Recommendation – Approve

Site: Cattery, 68 Old Shoreham Road, Lancing

Proposal: Extension to cattery with the addition of 7 pens (4 adjoining north end of existing cattery and 3 to east of existing cattery)

Date of site visit: 6 December 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a pitched roofed chalet bungalow to the south of the A27. It shares an entrance with 68A, a detached chalet bungalow which was formerly the garage for No.68. Permission was granted in 2012 to run a boarding cattery business from the site within buildings which were constructed at the bottom of the rear garden.

This application proposes to extend the cattery by 7 pens to cater for customer demand. The additional pens will be provided within timber structures similar to the existing building, located behind (east) and north of the existing pens.

The garden is 45m long and wraps around the rear garden of 68A. The gardens of Nos 66 and 70 on either side are the same length as the site. The site backs onto open countryside on the southern boundary.

Relevant site history

AWDM/0390/12 - Change of use to include a boarding cattery business with erection of building at end of rear garden to house 10 cat pens and a storage area plus a small animal (rabbit, guinea pig, etc) boarding facility with 5 hutches and exercise runs – approved

AWDM/0732/12 - Application for variation of condition 6 of planning permission AWDM/0390/12 to enable the keeping of up to 19 cats in no more than 10 cat pens – approved

Consultations

West Sussex County Council: The **Highway** Officer has no objection. Access and parking arrangements are to remain as per the existing arrangement. Customer pickup and drop off is managed via pre-arranged time slots to mitigate against conflict of multiple vehicles arriving or leaving at any specific time. Given the evidence provided in the application documents the proposed extension is not anticipate to generate a significant number of vehicular movements.

Given the small scale nature of the proposal West Sussex County Council does not consider that the proposal would have a 'severe' impact on the operation of the nearby highway network for which it is responsible, therefore is no concerns would be raised.

Adur & Worthing Councils: The **Environmental Health** Officer has no objection

Lancing Parish Council: No objection subject to there being no interference with any access for riparian responsibilities the property owner may have in respect of the adjacent stream and drainage ditch

Highways England: No objection

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
Submission Adur Local Plan 2016 Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

It has already been agreed that this use is acceptable in principle. The main considerations in this case will be the impact on the neighbours of the increased number of cats being boarded.

Visual amenity

The proposed buildings are low in height and will have a similar appearance to the existing cattery pens. There are a number of other sheds and outbuildings in the garden but it is not considered to be unduly cluttered, being at the bottom of a long garden. The site is well screened from the east and is not widely visible. Previously, the applicants agreed to carry out additional planting on the southern boundary with 68A to screen views of the cattery from that property. This current application will necessitate the removal of the bamboo that was planted in order to accommodate the northernmost pens. However, the building will be lower than the existing pens and it is not considered that it has a harmful visual impact, being similar in appearance to a domestic shed.

Residential amenity

The nature of the use has the potential to create some disturbance to neighbouring residents. However, there have been complaints to date and the Environmental Health Officer has no concerns. The hours when the business is open to the public are 8am-11am and 4pm-7pm every day.

The most affected property is 68A which shares an access and driveway with No.68. Customers dropping off and collecting their pets will be driving in front of 68A and the additional pens will cause a slight increase in comings and goings. However, the permitted hours referred to above will prevent serious loss of amenity. Moreover, the site fronts the busy A27 where traffic noise will be the most noticeable noise intrusion during the day. Noise from the animals themselves is expected to be minimal.

Accessibility and parking

Two parking spaces are available in front of No.68 and there is also space available on the slip road which runs parallel to the A27 and which serves Nos. 68-78. The applicants have previously carried out a parking survey at West Sussex County Council's suggestion which showed adequate capacity for customers' cars on the road. The applicant has confirmed that customers visit by appointment and only one customer visits the property at any one time. Even with an increase in the number of pens, it is not anticipated that congestion will be a problem as a result of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Opening hours 8am-7pm every day
4. Parking space to be retained for customer use
5. No external lighting
6. No more than 14 cats to be boarded in the pens hereby approved at any time

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: Peter Barnett Date: 22 December 2016

Authorised by: Gary Peck Date: 22 December 2016