# Development Management - Delegated Officer Report

**Application Number: AWDM/0111/17 Recommendation – Approve**

**Site: 40 Fetherston Road, Lancing**

**Proposal: Change of use of garage to dog grooming business**

**Date of site visit:**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to a detached garage at the side of 40 Fetherston Road which it is proposed to convert to enable it to be used in connection with a dog grooming business.

The garage measures 2.3m by 4.9m. The existing garage door is to be removed and the space infilled with glazed sliding doors.

In support of the application the applicant has advised that there would be around 4 clients per day between 9am and 5pm Monday to Friday and occasional Saturdays.

**Relevant site history**

None

**Consultations**

**West Sussex County Council:** The **Highway** Officer has no objection. Fetherston Road is a D class residential road and not considered to be heavily trafficked. It is not anticipated that the business will generate a material increase in additional vehicular movements. Off street parking is provided within the development on hardstanding serving the host dwelling, this is sufficient for the anticipated vehicular movements generated by this proposal. On street parking is also an option within this location should space not be available within the site. Upon observation of West Sussex Police Collision Data, it appears there have been no accidents or personal injury claims within the vicinity of this proposal to suggest an existing highways concern. Based upon the information submitted there would appear no grounds to resist this application from a highway point of view.

**Adur & Worthing Councils:** The **Environmental Health** Officer has not made any comments

**Lancing Parish Council:** No objection

**Representations**

None received

**Relevant Planning Policies**

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

**Planning Assessment**

**Principle**

There is no objection to the principle of allowing a business to operate from a home provided there is no adverse impact on the residential character and amenities of the locality.

**Visual amenity**

The only physical alteration would be the replacement of the garage door with glazed sliding doors. The garage is set behind the front wall of the house and the alterations will not harm the visual amenities of the locality.

**Residential amenity**

The garage adjoins the driveway of the neighbouring dwelling to the east and there are 3 openings in the side of that house which face the site. There are no windows in the side of the garage and noise from the proposed use is not anticipated to be likely to cause harm. The proposed hours of use are normal working hours and the size of the garage restricts the number of people and dogs likely to be on site at any one time.

**Parking and access**

The property has a large hardsurfaced parking area at the front which is capable of accommodating several cars. There is also capacity on the road for additional parking should it be needed.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Personal permission only
4. Making good to match
5. Business to take place from garage only
6. Hours of business 9am - 5pm Monday to Friday and 9am-1pm Saturday
7. Appointments only

8. No signage

**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: 27 February 2017

Authorised by: Gary Peck Date: 1 March 2017