Development Control – Delegated Officer Report

Application Number: AWDM/0295/13 **Recommendation – Approve**

Site: **23 Kings Road Southwick Brighton West Sussex**

Proposal: **Renewal of previously approved permission AWDM/0782/11 for erection of shed in rear garden in connection with dog grooming business.**

Date of site visit: 18 April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a Council-owned, two-storey semi-detached house located on the west side of Kings Road, a residential road on sloping ground on the north side of Old Shoreham Road (A270).

Temporary permission was granted under AWDM/0782/11 to operate a small-scale dog grooming business from the property. A detached timber shed (2.1m wide x 2.1m deep) in the rear garden located approximately 2m from the rear wall of the dwelling is used in connection with the business. Internally the shed has been fitted out with a dog bath but is not connected to the existing drainage system. The grooming process involves washing the dogs, drying with towels and then 'finishing off' with a cordless dryer. Cordless clippers/scissors are used for cutting. It takes about 1 hour to bathe and dry a dog and a little longer to cut them depending on the size of the dog. At the end of the process water is scooped out of the bath with a bucket and sponges and disposed of down an old outside toilet.

The temporary permission will lapse on 31 May 2013, and permission is now sought for the dog grooming business on a permanent basis.

Relevant Planning History

AWDM/0782/11 Erection of shed in rear garden in connection with dog grooming business. Temporary permission for 18mnths lapses 31 May 2013.

Consultations:

Adur and Worthing Councils: The Environmental Health Officer has advised that no complaints have been received in connection with the business.

No comments have been received from Adur Homes.

Representations: No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE15
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The planning policy framework has changed since the last decision (AWDM/0782/11) with the publication of the NPPF which sets out the Government's objectives for ensuring that the planning system does everything it can to support sustainable economic growth. It states that significant weight should be placed on the need to support economic growth through the planning system and that planning should operate to encourage and not act as an impediment to sustainable growth.

As before, the key consideration in this case is the effect of the proposal on the amenities of surrounding dwellings.

Residential amenity

There is no objection to the shed itself which is modest is size and sited well away from the boundaries with the neighbouring properties.

The business is operated solely from the shed. Customers access the rear garden via a path which runs along the south side of the property. One dog at a time is groomed by the applicant on an appointment-only basis. No complaints have been received in relation to the business during the last 18 months and no representations have been received in connection with the current application.

The existing business appears to be operating at a very low level without any adverse impact on the amenities of neighbourng properties and without detracting from the quiet character of this residential road.

Nevertheless, the nature of the business has the potential to cause disturbance to neighbours if poorly managed, if the business expands to facilitate grooming more than one dog at a time, or if the hours of the business use were increased beyond normal working hours. Thus, whilst it is considered reasonable following a successful trial period to grant a permanent permission, it is important that all the other conditions apply as before in order to safeguard the amenities of neighbouring residential occupiers.

Recommendation

APPROVE for the reason:-

The NPPF attaches significant weight to supporting the local economy and sustainable economic growth. Subject to safeguarding conditions to control the scale and intensity of the business use it is considered that the continued use of the shed for a dog-grooming business can take place on a permanent

basis without unacceptable harm to the amenities of neighbouring residential occupiers, the residential character of the surrounding area or highway safety. The development does not therefore conflict with saved policies AG1 and AE15 of the Adur District Local Plan or the NPPF.

Subject to Conditions:-

1. Approved drawings
2. The dog grooming business shall not be operated other by Mrs M Wright as the householder of 23 Kings Road, Southwick and by no other business operator.
3. Only the timber shed building in the rear garden shall be used for a dog grooming business
4. The dog grooming business hereby permitted shall not be operated other than between the hours of 0900 and 1700 Mondays to Fridays, and not at all on Saturdays, Sundays or Public Holidays.
5. The dog grooming business use hereby permitted shall be operated only on an appointment basis.
6. The dog grooming business hereby permitted shall be carried on only by Mrs M Wright and no other persons shall be employed or otherwise assist with the operation of the business at the property.
7. There shall be no advertisement of the business at the premises.

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.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 10 May 2013

Authorised by: Gary Peck Date: 13 May 2013