Expiry: 23/5

Development Management - Delegated Officer Report

Application Number: AWDM/0204/25 Recommendation – Grant

Site: 36 Old Shoreham Road, Lancing

Proposal: Change of use of the former residential garage and its rear extension to provide accommodation for a dog grooming service provided by the owner/occupier of the dwelling (Retrospective application).

Date of site visit: 7/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow with rooms in the roof on the south side of Old Shoreham Road close to the Lancing roundabout. Formally, part of a doctor's surgery this property and No. 38, to the east, were converted into houses in 2019. The site itself includes land to the rear of Nos. 24 to 36 even.

It has a garage to the rear on it west side alongside No. 34's garage and shared driveway. The garage was extended to the rear in 2021 under permitted development. The applicant is the homeowner and has been running a dog grooming business from the extended garage since 2022. This permission seeks to regularise it.

The site is not in a conservation and is not a listed building. It is in flood zones 2 and 3 and at risk of surface water flooding.

Relevant Planning History

AWDM/1610/24 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 6m from rear wall of the original dwelling, maximum height 3.5m and height of eaves of the extension 3m. Prior Approval Not Required.

AWDM/1286/24 – Single storey rear extension and enlargement of rear dormer. Withdrawn

AWDM/0084/18 - Change of Use of existing property from Doctors Surgery (D1) to a semi-detached pair of bungalows, including roof extensions to form barn ends, rear dormer windows and side infill extension; plus 4no. car parking spaces at front. Granted

AWDM/0226/12 -Change of use of remainder of No's 36 and 38 from residential to a doctor's surgery (retrospective). Granted

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L/151/91/TP- Alterations and extensions to doctor's surgery.

Consultations

WSP Drainage Consultants:

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following informatives attached:

Informative 1: We have identified the site is within a surface water flood risk, therefore the applicant could consider creating an emergency plan to ensure safe access and egress routes can be achieved.

Informative 2: We have identified the site is within a surface water flood risk, therefore appropriate flood resistance and resilience measures could be considered within the development.

Southern Water:

Proposed Soakaways

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

The applicant is proposing to use the existing connection.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Highways:

This is a retrospective application for the use of residential garage and rear extension as a dog grooming business. The site is located on Old Shoreham Road, which in this location, is an un-classified road subject to a speed limit of 30mph.

The provided plans and documents indicate that the dog grooming business has operated on site for over two years, without evidence of any highway safety concern. The planning statement indicates that all operations are conducted by appointment only, approximately three appointments per day. Clients drop their dog off and collect later - there appears to be sufficient parking available on the site frontage to accommodate client parking during drop off and pick up, and additionally there is unrestricted on-street parking should there be any overlap in appointments. No concerns would be raised regarding access or visibility onto the public highway, and the proposal would not be considered to result in a material intensification of the use of the existing access.

Conclusion

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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 116), and that there are no transport grounds to resist the proposal.

Environmental Health:

The hours of operation should be conditioned to those contained within the planning statement, i.e. 9am to 4pm and restricted to Monday to Saturday.

Informative: If dogs are held at the premises for prolonged periods then a daycare licence will be required. See https://www.adur-worthing.gov.uk/licensing-and-permits/animals/animal-boarding/

Lancing Parish Council: No objection.

Representations

One objection:

A dog grooming business would bring further encroachment on our life style, including disturbances from cars & dogs coming & going, there would be animal smells on a constant daily basis.
I would like to add that I have respiratory problems which would be exacerbated by animal hair blown in the wind.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 25, 34 and 36
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves running a small scale business from a garden outbuilding without interfering with the primary residential use. The relevant issues are the effects on the amenities of neighbouring residential occupiers, local character and the highway network.

Residential amenity

This dog grooming business has been operating for 3 years without complaint. It is open by appointment only Monday to Friday between 9am and 4pm. The householder is the groomer and works alone. It has not resulted in any complaints from neighbours.

It is considered that this level of activity is acceptable and compatible with a residential neighbourhood.

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Visual amenity

The garage is set 22 metres back from the pavement edge. The changes to the front of the garage are barely noticeable from the street. There is no external advertising within the site. A small parcel of the rear garden is fenced off for groomed dogs. It does not detract from the domestic environment and the garden is otherwise very large.

Flood Risk/Drainage

There is no flooding or drainage objection to this use.

Highways

Grooming is by appointment and one at a time. Parking is available on the property forecourt to customers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Hours of use
3. Personal to applicant/no additional staff

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

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:	MOK	Date: 7/5/25
Authorised by:	Peter Barnett	Date: 7 May 2025