Expiry Date - 27/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1241/23 Recommendation – APPROVE

Site: 9 Allendale Avenue Worthing West Sussex BN14 0AH

Proposal: Permanent retention of boarding cattery use with 10 individual pens (20 cats in total)

Date of site visit: 15.11.2023

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Background

The application property comprises a detached bungalow occupying a 'backland' plot accessed from a surfaced private access road off Allendale Avenue to the South. The property adjoins the back gardens of properties in Ashfold Avenue to the North, Findon Road to the west, and Allendale Avenue to the South. To the NE the application property adjoins another 'backland' bungalow (9A) accessed from the same private road. Properties in 'The Heights' (Nos 18-23) adjoin the east side of the private access road, the latter providing rear access to a garages/parking areas in a number of the back gardens.

The property occupies an irregular-shaped plot, having at some point acquired part of the rear garden of 114 Findon Road, and apparently also part of the rear garden of 7 Allendale Avenue (although the latter is not included within the 'red line' of the application site). The main front aspect of the dwelling faces East along a gravelled drive leading off the above-mentioned private access road. There is a good-sized parking and turning area in front of a pair of attached /integral garages on the south side of the dwelling. An L-shaped garden wraps around to the North and West sides of the dwelling with steps down into a narrower strip of garden extending westward (formerly within the curtilage of 114 Findon Road). Surrounding land slopes down to the west.

Temporary planning permission was granted under AWDM/1373/21 for the property to be used as a boarding cattery for up to 20 cats in 10 pens. The pens are contained within a timber outbuilding located within the western strip of garden (formerly part of 114 Findon Road). The timber outbuilding (13.25m long x 4.4m wide) has been excavated into the existing gradient of the garden. It has a shallow mono pitched roof. There are a number of large mesh-covered openings on the south side to provide fresh air into the pens. Panels are placed over the mesh openings overnight.

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Proposal

Permission is sought to continue the boarding cattery on a permanent basis.

The application is supported by a Cattery Noise Management Plan.

Relevant Planning History:

AWDM/1373/21 Proposed boarding cattery with outbuilding in garden to west comprising of 10 individual pens (20 cats capacity in total). Permitted for a temporary period of 12 months from the first cat boarder.

Consultations:

WSCC: The Local Highway Authority has raised no objection, commenting:-

"*From inspection of the submitted plans there appears to be suitable space within the site to accommodate an appropriate amount of vehicle parking. Given the nature of the use as a cattery the majority of trips associated with the site will mainly be for customers dropping off their cats and such movements are anticipated to be outside of network peak times. In addition given the scale of the proposed cattery such a use is not anticipated to generate a significant number of movements.*

An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access point has been operating unsafely, or that the proposals would exacerbate an existing safety concern."

Adur and Worthing Councils

The **Environmental Health Officer** has no adverse comments.

Representations:

An objection has been received from a resident of The Heights commenting**:** **"***The access to this area is very restricted and will not allow free flow of vehicles up and down this narrow one-track lane. It will not allow residents to load and unload their vehicles with items for their gardens/ houses without causing an obstruction to vehicles coming and going to a cattery which will increase noise and pollution to the locality."*

A letter of support has been received from a resident of Findon Road commenting: "*As the property immediately adjacent to the cattery, we have absolutely no objection to it being permanent. It is discreet and causes no nuisance to us at all. We are very impressed at how it is run and managed."*

Relevant Planning Policies

National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)
Worthing Local Plan (2023): SP1, DM5, DM10,

Planning Assessment

Principle

It is possible for certain business activities to take place within a residential area without causing unacceptable harm to neighbour amenity. The benefits of such business to the local economy and the value of the service they provide also weigh in the overall balance of considerations.

Residential Amenity

The part of the garden where the outbuilding containing the cat pens has been erected adjoins 116 Findon Road to the NW and 112 Findon Road to the SE. Both these properties have long back gardens some 45-50 metres in depth. Adjoining to the SW lies the foreshortened garden of 114 Findon Road. A garden outbuilding within 114 Findon Road occupies the full width of the garden adjoining the common boundary with its felted roof roughly in line with the top of the boundary fence. The outbuilding has been excavated into the gradient of the garden and its physical presence has no adverse impact on the amenities of the neighbouring properties. Mature trees and shrubs growing within the site and adjoining gardens also provide an element of screening.

Allendale Avenue is a quiet residential road primarily made up of detached dwellings, most with on-site parking provision in the form of garages with driveways or frontage parking. There is scope to park vehicles on either side of Allendale Avenue without restriction.

The entrance to the single track private access road lies between No.7 and 11 Allendale Avenue. It is about 70 metres long and provides the sole means of vehicle and pedestrian access to 9 and 9A Allendale Avenue.

The properties in The Heights adjoining the east side of the private access road have their primary means of access from The Heights. All except No.18 have garaging and/or driveways directly off The Heights. A number of these properties also have parking/garaging and or pedestrian access of the private access road.

The proprietor of the cattery explains that some customers park in Allendale Avenue and walk up the private road, but most drive up the road and park and turn within the site (in front of the garages).

There is no indication that the customer vehicle movements to and from the property has caused any disturbance or inconvenience to neighbours. Indeed,

it is not entirely clear whether the objector is aware that the cattery has been operational for some 12 months.

Customer drop-off and collection times are currently limited to 2no 2-hour slots on Monday-Saturday, but for operational reasons it is proposed to extend this to include Sundays, Bank and Public Holidays. Given the low intensity of the cattery use limited to 10 pens (and, therefore, only 10 customers at any one time) it is considered this change is unlikely to cause any disturbance to surrounding neighbours.

Aside from planning permission the cattery business is required to adhere to separate statutory licensing requirements relating to animal welfare including the size and design of the individual cat pens, dietary requirements and food preparation, environmental enrichment (toys), the maximum number of animals allowed to be kept on the premises, staff qualifications and training, animal handling procedures and record-keeping. Nevertheless, it is recommended a condition is imposed (as before) to ensure the submitted cattery Noise Management Plan is adhered to.

Highway Safety

No objection has been raised on highway safety grounds by the LHA and there is no reason to believe the operation of the cattery business over the last 12 months has generated any parking or highway safety concerns.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. At no time shall any more than 20 cats be accommodated at the cattery in 10 cat pens
3. The cattery hereby permitted shall only be open for drop off and collection of cats by customers between the hours of 10.00 and 12 Midday and between 1600 and 1800 hours on any day.
4. The cattery hereby permitted shall only be operated by the householder of 9 Allendale Avenue and shall not be run separately from the main property or subdivided from the property known as 9 Allendale Avenue.
5. The provisions within the submitted Cattery Noise Management Plan shall be adhered to at all times the cattery hereby permitted is operating.

Informative

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.

Expiry Date - 27/11/2023

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

Case Officer: Jo Morin **Date:** 20.11.2023

Authorised by: Gary Peck **Date:** 20 November 2023