Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0390/12

Site: **68 Old Shoreham Road, Lancing, West Sussex, BN15 0QZ**

Proposal: **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**

Date of site visit: 4 April 2012

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. It is proposed to run a boarding cattery business from the site with two new buildings to be constructed at the bottom of the rear garden, comprising;

A cattery building measuring 16.5m long, 3.05m wide with a 0.7m overhang and 2.4m high with a mono-pitched roof dropping to 2.1m high at the rear. The building will contain 10 pens and a storage area. The pens will have a raised sleeping area with a run below. The building will be finished in timber cladding to the sides and rear with metal mesh infill to the openings on the front. The building will be located on the eastern boundary at the southern end of the garden, oriented north to south.

A small animal enclosure measuring 9m long, 1.5m wide and 1.85m high, dropping to 1.75m at the rear. It will contain 5 hutches and runs to house rabbits, guinea pigs, etc. It will be timber framed with wire mesh and will be located opposite the larger cattery building on the western side of the garden.

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 but is well screened by trees on the southern boundary.

A separate application for advertisement consent has also been submitted and is yet to be determined (AWDM/0460/12).

Relevant site history

None

Consultations

West Sussex County Council: No objection from a transport/highways aspect. They have assumed that customers to the business would be parking on street to pick up and drop off animals. It is also assumed that these waiting periods would be short in nature. Considering the neighbouring dwellings benefit from off street car parking this is unlikely to cause highway safety concerns. Recommend that the applicant undertakes a car parking capacity survey to determine that sufficient on street car parking is available at peak periods.

Adur & Worthing Councils: The ***Environmental Health*** Officer has no objections but details of any external lighting will need to be agreed (possible condition) and a trade waste provision will be necessary.

Hygiene issues can be dealt with as part of the boarding establishment licence and he suspects that the facilities in the main house will be used for cleaning litter trays, pet bowls etc and mains water for drinking and cleaning will probably be carried down from the house. As no foul drainage is provided he recommends that the applicant minimizes run off when disinfecting and washing down the pens by using a mop bucket. Food supplies will also need to be kept secure, probably best in the main house, so not to attract vermin.

There will also need to be power for lighting and heating of the cattery and as an informative he recommends that the electrical provision should be installed and maintained in accordance to the relevant electrical regulations.

The precautionary contaminated land informative is also recommended.

Highways Agency: No objection

Environment Agency: No comment

Lancing Parish Council: No objections

Representations

1 email received from the occupiers of 68A Old Shoreham Road stating that they support the application in principle but raise concerns as follows:

- Screen planting should be carried out to mask the outbuilding to the south of their property
- Access is via a shared driveway which is maintained at joint expense. The increased use of the driveway by customers will have some impact and vehicles should stop or unload on the driveway
- Need more information on the storage and disposal of animal waste

The following is the response from the applicants:

- They agree to a planting scheme
- They are prepared to pay a greater share of the maintenance expense
- A customer parking space will be clearly marked out on the driveway and will be positioned to prevent obstruction of the neighbour's access
- Waste will be stored in bins within the storage area of the cattery and placed kerbside weekly. Waste from the small animals pen will be composted or disposed of as above.

1 subsequent email received from the occupiers of 68A Old Shoreham Road stating that they support the application as their concerns have been adequately addressed

1 email received from the occupier of 70 Old Shoreham Road expressing concern that there will not be sufficient parking space. Cars already park on the grass at busy times.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

It is generally accepted that working from home is acceptable provided the amenity of surrounding dwellings is not adversely affected. The main considerations in this case will be the impact on the neighbours of the new buildings, increased activity, noise and traffic.

Visual amenity

The proposed buildings are low in height and will replace an existing shed. There are a number of other sheds and outbuildings in the garden but they are not considered to be unduly cluttered, being at the bottom of a long garden. The site is well screened from the south and east and the applicants have agreed to carry out additional planting on the southern boundary with 68A to screen views of the cattery from that property.

Residential amenity

The nature of the use has the potential to create some disturbance to neighbouring residents. However, the number of pens involved (10) does not suggest it will be a particularly intensive business and the Environmental Health Officer has no concerns. The suggested hours when the business will be 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 late night collection/drop off could be detrimental. However, the suggested 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.

Waste storage and collection will be as described earlier in this report and should not result in any unneighbourly impacts.

Accessibility and parking

Two parking spaces are shown 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 carried out a parking survey at West Sussex County Council's suggestion which shows adequate capacity for customers' cars on the road. The applicant does not anticipate more than one customer visiting the property at any one time and it is not considered that congestion will be a problem as a result of this proposal.

The Highways Agency has no objection.

Recommendation

APPROVE for the reason:-

The proposed development will introduce commercial activity into a residential area and has the potential to cause harm to residential amenity. However, the use is relatively low-key and, with adequate controls in place, it is not considered that it would detract from the local environment and the use can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Hours of use
3. Parking spaces marked out
4. Screen planting to southern boundary of 68A Old Shoreham Rd
5. No lighting without prior approval
6. Approved plans

Informative: EHO licence needed
Precautionary contaminated land

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

Case Officer: Peter Barnett Date: 28 May 2012

Authorised by: Jo Morin Date: 31 May 2010