Supporting Statement for Planning Appeal

Cat boarding rooms (for 12 cats) and shed

Land at rear of 81 Downland Avenue, Southwick

Plan No. ADC/0538/08

This appeal relates to the refusal of planning permission for the above by Adur District Council.

The planning application was originally submitted under reference ADC/0335/08 but was subsequently withdrawn after environmental health department requested further information.

A revised application was made under reference ADC/0538/08 which was subsequently refused on 6 January 2009.

The application was refused as 'The proposed development, by reason of its potential to cause noise disturbance and odour and the excessively close proximity of the proposed buildings and structures to neighbouring bungalows, would be likely to detract from the residential amenities of the neighbouring properties and thereby conflicts with the relevant policies of the Adur District Local Plan (AG1) and the west Sussex Structure Plan (DEV1)'.

Firstly, planning permission is not required for either of the proposed building, but permission is required for the use.

As stated in the officer's report, Environmental Health Department, West Sussex County Council (highways officer) and the Environment Agency had no objection to the proposal.

The proposal has been designed in accordance with the recommendations of the Boarding Cattery manual as published by the Feline Advisory Bureau and would also the cattery itself would be managed in accordance with their requirements.

If planning permission were approved, the cattery would require a licence from the Environmental Health Department, who would revoke this licence if noise and odour were found to be an issue.

As can be seen from the block plan, the site is large, and had a request been received from the planning department to reposition the unit elsewhere on the plot this would have been accommodated, but at no time was the siting raised.

Within two miles of the site and within Adur District Council is a cattery, The Buckingham Cattery at 261 Upper Shoreham Road, Shoreham Road. This is a semi detached property with the next property only two metres away, with the cattery itself in the rear garden. The cattery houses eight cats and to date has not been closed by the Environmental Health Department on the grounds of noise or odour. It is felt that an

additional four cats would not result in either a noise level or odour level being such not to issue a licence.

The site is screened from the two closest properties being 3 and 5 Millcroft Gardens Southwick by hedging and fencing and the hedging could be increased in density if required. The distance from the above dwellings to the proposed cattery is similar to that of The Buckingham Cattery at 261 Upper Shoreham Road, Shoreham.

As stated above, even if the inspector is minded to allow this appeal, the council have the ultimate power of revoking any licence issued if it is found that the noise and odour levels become excessive.