Development Management – Delegated Officer Report

Application Number: AWDM/1696/22 Recommendation – APPROVE

Site: 10 Hammy Way, Shoreham-by-Sea, BN43 6GG

Proposal: Change of use of existing detached garage into a dog grooming salon. South facing garage door to be replaced with window and door. New window in west side.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is located on the north side of Hammy Way and is a semi-detached bungalow with a detached garage located behind the dwelling, close to the mutual boundary with no. 8 Hammy Way. Hammy Way and its near area comprises predominantly semi-detached and detached bungalows. Many of the properties within the locality have several outbuildings in their rear gardens, and many have detached garages.

The Proposal:

The application seeks planning permission for a change of use of the existing detached garage into a dog grooming salon (Use Class Sui Generis).

Consultations:

Environmental Health Pollution: No objections to this application

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15, 34
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Relevant Planning History: None

Planning Assessment

There is no objection in principle to the proposed change of use to a dog grooming salon within a residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the locality.

Residential and Visual Amenity

The garage structure will remain the in the same position and be of the same size, but there will be a change to some of its external elevations, with the garage door at the front (south) being removed and replaced by a window and a pedestrian door; and there will be an inclusion of a new window on the west elevation. This will allow for customer use and of course light and air into the room.

The structure is set back some 17m from the front boundary, and although the existing garage door can be view from the street, the changes to a window and pedestrian door will not be out of character with the street scene.

The applicant has stated within the application forms that there will be no other staff employed; and working days would be 0900 – 1700 Monday to Saturdays only. There would be up to 3no. dogs (average 2no.) being groomed per day, by appointment only, with only one dog would be groomed at any one time, and the only waste product would be clipped dog hair, which will be disposed of in a commercial waste bin.

Environmental Health (Pollution), have been consulted on the application, but have not raised an objection to the new use. Further, none of the neighbouring properties have raised any comments or objections either.

Dog grooming salons are not an uncommon use within residential streets, and the fact that the garage is detached keeps the use separate from the house.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Hours/days of use
4. 1 client at a time
5. Use by applicant only

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 8 December 2022

Authorised by: Peter Barnett Date: 8 December 2022