expires 8/4/08

**Application Number: ADC/0007/08 Recommendation – APPROVE**

**Site: 44 Sompting Road, Lancing**

**Proposal: 6-pen cattery in rear garden**

**The Application**

44 Sompting Road is a detached house with a large rear garden and a sizeable area of hardstanding in the front garden. It is proposed to run a cattery business from the property which will involve the construction of 2 x 3-cabin units at the end of the rear garden. The overall building will measure 7.2m wide and 3m deep with a sloping roof 2.1m high at its highest point, to be located in the north- eastern corner of the garden, running along the eastern boundary, where there is presently a timber shed. The building has solid sides and roof and is open to the front (west) only. A timber shed will also be erected to the south of the cattery pens to be used as an office in connection with the business.

Access to the site will be via a passageway running along the east side of the property.

**Consultations and Representations**

**County Transport Planning Services -** From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Sompting Road. In principle, it is unlikely that there would be any issues with this proposal. Although an increase in vehicle movements may occur with this planned business it is doubtful that any adverse impacts on highway safety would result from this application.

I have also checked our most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal. No objection subject to conditions.

**Environment Agency** – No objection

**Environmental Health** – The building is located approximately 20m away from the nearest residential premises. The potential for noise nuisance would appear low. Express concern that the 'washings' from the cattery does not go anywhere. Suggest a temporary permission to ensure that the operation of the business does not cause problems.

Lancing Parish Council: No comments rec'd. Third Parties: No comments rec'd.

**Relevant Planning Policies and Guidance**

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1, DEV5
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7

**Planning Assessment**

**Policies**

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. The proportion of garden area taken by the proposal should not be excessive.

**Residential amenity**

The proposed use is small in scale (6 cats at any one time) and is unlikely to result in disturbance to adjoining residents. The cattery is at the end of the garden, some 20m from the back of the houses in Sompting Road, and noise from the animals is not expected to be significant.

The site is bordered to the north (rear) by a row of garages with tall blocks of flats beyond. To the east, no.42 Sompting Road is currently constructing a large outbuilding which is adjacent to the proposed cat pens and will screen the pens from that property.

The garden of no.44 is relatively well screened with tall conifers on the western boundary obscuring views of the pens from no.46.

The side passageway runs along the side of no.42 and there is the potential for some disturbance for the occupiers of that property. However, no.42 has an obscure glazed ground floor window facing the passageway while activity is expected to be light and insufficient to result in disturbance. Notwithstanding this comment, Environmental Health has recommended a temporary consent initially to enable the impact of the business to be properly assessed. A two year consent is therefore considered to be appropriate at this stage, as is a condition to control hours of opening to customers.

**Access and Parking**

The property has a hardstanding at the front which can accommodate 6 cars. No alterations to the access are proposed and it is not considered that there are any significant traffic safety issues associated with this application.

**Recommendation**

APPROVE for the reason:

1PPi (amended)

Subject to:

1. C1Dii 31 March 2010
   Reason - To enable the local planning authority to review the special circumstances under which this permission is granted having regard to Policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan
2. No customers shall visit the premises to collect or drop off their pets except between the hours of 08.00am and 07.00pm every day.
   Reason – In the interests of amenity and to comply with Policy DEV1 of the West Sussex Structure Plan
3. The cattery, hereby approved, shall not be brought into use until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.
   Reason – To provide adequate on-site car parking and turning space for the use having regard to Policy DEV5 of the West Sussex Structure Plan.

Case Officer P Barnett.....

Date 14/3/07