Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0732/12

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

Proposal: **Application for variation of condition 6 of planning permission AWDM/0390/12 to enable the keeping of up to 19 cats in no more than 10 cat pens**

Date of site visit: 4 April 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application follows the grant of planning permission for the change of use of the property to form a cattery business in June 2012 (AWDM/0390/12). The use was restricted by Condition 6 of the permission as follows:

No more than 10 cats shall be boarded in the cattery and no more than 5 small animals (rabbits, guinea pigs and similar) shall be boarded in the small animals' enclosure at any time.

The condition was imposed to enable control over the number of cats to be boarded at any one time in the interest of safeguarding the residential amenities of neighbouring occupiers. Following the issue of the decision, the applicant has explained that the pens are large enough to accommodate 2 or 3 cats and there could therefore be more than 10 cats on the premises at any time. It is common for more than one cat from the same household to share boarding pens. This application therefore seeks to vary the condition to enable the keeping of up to 19 cats.

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.

Relevant site history

AWDM/0390/12 - 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. Approved 1 June 2012

Consultations

West Sussex County Council: No objection from a transport/highways aspect.

Adur & Worthing Councils: The ***Environmental Health*** Officer has no adverse comments to make.

Highways Agency: No objection to original application (no comments received on this application)

Environment Agency: No comment

Lancing Parish Council: No objection, but Committee noted that there was no mention of the number of cats to be housed in any previous applications relating to this property.

Representations

None received

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 has already been agreed that this use is acceptable in principle. The main considerations in this case will be the impact on the neighbours of the increased number of cats being boarded.

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. The variation to the condition does not result in any alterations to the approved buildings or a need for additional accommodation.

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.

The increase from 10 to 19 cats will result in more animals being present on the site but it is not considered that this will cause increased disturbance or vehicular activity. As explained earlier, pens would only be shared by cats from the same household, arriving in the same vehicle.

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. All other conditions under planning permission AWDM/0390/12 still apply

except that the variation of Condition 6 of AWDM/0390/12 is as follows:

6. No more than 19 cats shall be boarded in the cattery at any time

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

Case Officer: Peter Barnett Date: 6 July 2012

Authorised by: Jo Morin Date: 9 July 2012