

F/YR16/0397/F

Applicant: Mrs L Broker

Agent :

14 St Francis Drive, Chatteris, Cambridgeshire, PE16 6BS

Change of use of existing domestic garage to dog grooming parlour

Reason for Committee: Officer recommendation differs from the seven objection letters.

1 EXECUTIVE SUMMARY

The site is situated in the market town of Chatteris and is located to the north of St Francis Drive. The site sits within a residential area that is characterised by two-storey dwellings and modern architecture. The site comprises of a two-storey dwelling with a detached single garage and a confined garden.

The site is located within a Flood Zone 1 area which is a low risk area of flooding. The site is not located within a designated Conservation Area or any other planning designation or allocation.

The application seeks full planning permission for the change of use of an existing domestic garage into a dog grooming parlour. The business will operate between 9:00am and 15:00pm and deal with three dogs (one at a time) during that period of time. The business will be solely run by the applicant and will have customers dropping off and picking up their dogs. No changes to the external appearance of the domestic garage have been proposed.

Concerns have been raised by local residents in respect to residential amenity, noise, parking and access, water disposal and working hours. However, Chatteris Town Council, Environmental Health and County Highway have determined that no adverse impact will be caused by the proposal and raise no objection. Furthermore, it is of the planning officer's view that no detrimental harm will be caused by the proposal and therefore accords with Policies LP2, LP15 and LP16 of the Fenland Local Plan 2014.

However, any intensification of use may prove to be unacceptable given the constraints identified. Therefore, it is recommended to allow a temporary consent for twelve months to allow for the site to be monitored and to ensure that the business is conducted in a manner that will protect the amenity of residents. The recommended consent will also only allow for the applicant to operate the business and have a limit of one dog per session.

Therefore it is recommended that the proposal is granted temporary permission for 12 months subject to conditions.

2 SITE DESCRIPTION

The site is situated in the market town of Chatteris and is located to the north of St Francis Drive. The site sits within a residential area that is characterised by two-storey dwellings and modern architecture. The site comprises of a two-storey dwelling with a detached single garage and a confined garden.

The site is located within a Flood Zone 1 area which is a low risk area of flooding. The site is not located within a designated Conservation Area or any other planning designation or allocation.

3 PROPOSAL

The proposal is for the change of use of the existing single garage (internally measuring 11.3 square metres) to a dog grooming parlour. The proposal will not involve any changes to the external appearance. The garage is currently used as storage and the applicant has stated in the application form that the dog grooming business would attract two to three customers a day (one customer at a time). The parking space in front of the garage will be used by customers to pick up and drop off their dogs and the dog grooming business will also operate a collect service. The dog grooming business proposes to operate between 9:00am to 15:00pm Monday to Thursday and will solely be operated by the Applicant.

4 SITE PLANNING HISTORY

No relevant planning history.

5 CONSULTATIONS

Chatteris Town Council

No objection but would like to point out that parking could be an issue as there are already parking problems on the estate, introducing a business will change the character of the estate.

Environmental Health

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development, as it is unlikely to have a detrimental effect on local air quality or the noise climate. From the information provided contaminated land is not considered an issue.

Cambridgeshire County Highway

The application is for the change of use of an existing garage to a dog grooming parlour.

The application if successful will create a shortfall in parking for the parent property. The application also comes forward with no parking for the business use. FDC should be mindful of the above and how it may impact on residential amenity.

County Highway has no highways objections.

Middle Level Commissioners

No comments received.

Local Residents/Interested Parties

St Francis Drive, Chatteris

Seven objections have been received from residents of the above street. Out of the seven objections six of them are from couples residing in the same dwelling. The reasons for objections are as follows:

- Residential Amenity
- Parking and Access
- Noise
- Water Disposal
- Working Hours

6 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Para 11 – Decisions should accord with the development plan

Para 56 – Good design

Fenland Local Plan 2014

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP15 – Sustainable Transport

LP16 – Delivering and Protecting High Quality Environments

7 KEY ISSUES

- **Principle of Development**
- **Design and Appearance**
- **Residential Amenity**
- **Parking and Access**
- **Other Considerations**

8 ASSESSMENT

Principle of Development

The site is within the built settlement of Chatteris. Policy LP16 supports the principle of such development subject to the design and appearance and its impact on the character of the area and amenity of neighbouring properties. Policy LP2 seeks to ensure that development does not result in harm to the amenity of the area or the environment in general. The principle of the development is therefore acceptable subject to the policy considerations set out below.

Design and Appearance

No physical changes proposed.

The proposal therefore adheres with policy LP16.

Residential Amenity

The proximity of the garage is 4 metres from the boundary of No.16 St Francis Drive, 6 metres from the boundary of No.18 St Francis Drive, 4 metres from the boundary of No.10 St Francis Drive and on the boundary line abutting No.12 St Francis Drive. The confined built form means the residential amenity of these properties will be directly exposed to the proposed dog grooming business.

The applicant has stated that the business will operate between 9:00am and 15:00pm and deal with three dogs (one at a time) during that time. Concerns of noise from the dogs and the dryer has been raised to which it is noted that the applicant clarifies that no commercial dryers will be used during the grooming process and low levels of noise will be emitted from the garage due to it being internally covered with plasterboard and double glazed window and door. It is considered that the proposed dog grooming business is unlikely to cause unacceptable harm in terms of noise given the proposed low level of use and the operational hours being during sociable hours. Furthermore, Environmental Health have considered that the proposal is unlikely to have a detrimental effect on local air quality or the noise climate and therefore have no objection to the proposal.

Residents have expressed further concerns of the business blocking the drainage and using high volume of water. The applicant's corresponding email (dated 11 July 2016) clarifies that the dog bath will utilise a mechanism similar to household sinks and baths to catch any waste produced. Given the scale of the business and that there is no evidence to suggest that the business will use more water than what the drainage network can cope with, it is considered that the business will unlikely have an adverse impact.

The proposal therefore complies with policy LP2 and LP16.

Parking and Access

The proposed dog grooming business will be accessed off St Francis Drive via a side gate. Whilst it is acknowledged that the conversion of the garage will result in a shortfall of a parking space for the associated dwelling, at the time of the site visit the garage was used for storage purposes and the hardstanding in front of the garage was used for parking. Thus, presently one car parking space is retained for the occupants of No.14 and any additional cars would have to park offsite. The business will operate a drop off and pick up service which dog owners will momentarily park their vehicle on St Francis Street. It is considered that this form of parking is no different from the use of a delivery vehicle. As such, it is unlikely that significant harm will be caused from visitors of the proposed business parking on the road. Furthermore, County Highway have no objection to the proposal.

The proposal therefore complies with policy LP15.

Other Considerations

Seven objections have been received expressing concerns of noise, residential amenity, parking, water disposal and working hours which have been addressed in the above sections and considered unlikely to cause detrimental harm.

9 CONCLUSIONS

The proposal is considered acceptable and accords with Policies LP2, LP15 and LP16 of the Fenland Local Plan 2014, as it represents no adverse harm in terms of principle of development, design, residential amenity and parking and access.

Whilst the level of business proposed at this time is likely not to cause harm to residents having particular regards to noise, disturbance and parking amenity, any intensification of use may prove to be unacceptable given the constraints identified. Therefore, it is recommended to allow a temporary consent for twelve months to allow for the site to be monitored and to ensure that the business is conducted in a manner that will protect the amenity of residents and therefore making the proposal acceptable.

10 RECOMMENDATION

Grant temporary permission for 12 months subject to the following conditions:

- 1 The use hereby permitted shall be discontinued and the garage restored to its former use on or before 24 August 2017 unless a further planning application for renewal or continued use is submitted prior to that date.

Reason - The proposal is not one the Council is prepared to permit other than for a limited period in order to monitor any potential impact on the amenities of residents and highway users in accordance with Policy LP2, LP15 and LP16 of the Fenland Local Plan 2014.

- 2 The use hereby permitted shall only operate between the hours of 09.00am and 15.00pm Monday to Friday and not at all on Saturdays, Sundays or Bank Holidays.

Reason - To protect the amenities of neighbouring residents in accordance with Policy LP2 and LP16 of the Fenland Local Plan 2014.

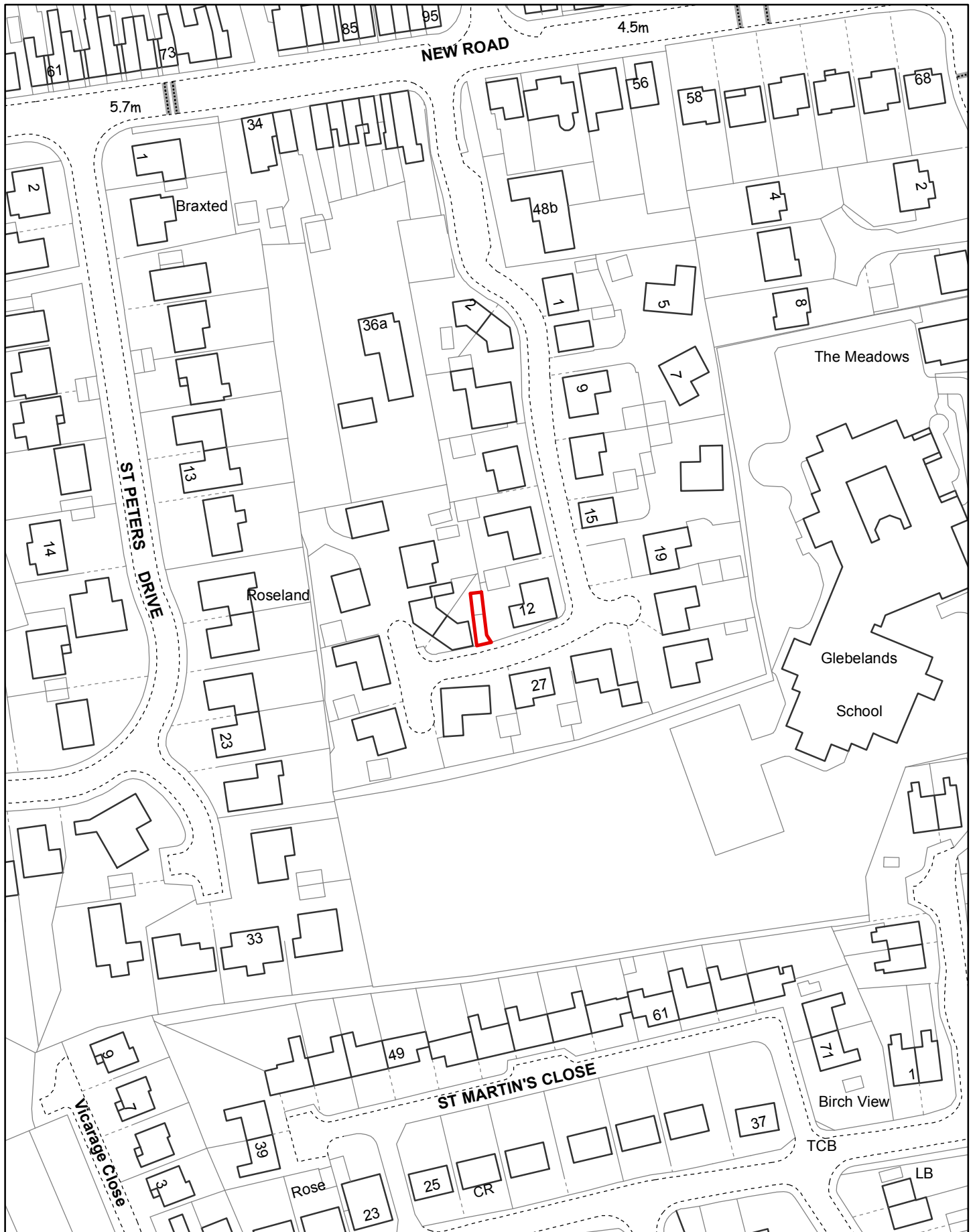
- 3 The use hereby permitted shall only be carried out by the Applicant in conjunction with her occupation of 14 Franchise Drive, Chatteris.

Reason - In granting this permission the Council has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent use in the event of Mrs Broker vacating the premises, in light of the Development Plan and any other material considerations.

- 4 No more than 2 client dogs, either awaiting collection or undergoing treatment shall be kept on the premises at any one time and no customer's dogs are to be kept on the premises overnight.

Reason - To protect the amenities of adjoining properties in accordance with Policy LP2 and LP16 of the Fenland Local Plan 2014.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans.



Created on: 03/06/2016

© Crown Copyright and database rights 2016 Ordnance Survey 10023778

F/YR16/0397/F

Scale = 1:1,250



14 SE PROYNCLIS DRIVE

FLOOR PLAN:
PROPOSED

SCALE:
1:50

REAR GARDEN.

DOG GROOMING BATH

DOG GROOMING TABLE

EXISTING PLYING SLABS USED TO ACCESS GARAGE SIDE ENTRANCE.

GARAGE IN QUESTION

GARAGE DOOR CEILING SHUT-UP EXISTING

BOUNDARY FENCE.

EXTENTS OF HOUSE ON PLOT.

DRIVEWAY USED FOR RESIDENTIAL AND PROPOSED (ROOMS) USE (SHARED)

