

APPLICATION NO PA/2010/0841

APPLICANT Mrs M Beacock

DEVELOPMENT Planning permission for change of use of domestic garage to dog grooming

LOCATION 24 St James Road, Scawby

PARISH **SCAWBY**

WARD Ridge

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Scawby Parish Council

POLICIES

North Lincolnshire Local Plan: Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

Policy DS4 (Changes of Use in Residential Areas) – within residential areas, favourable consideration will be given to proposals for a change of use from residential to other uses, provided that the development will not adversely affect the appearance and character of a residential area or residential amenity by virtue of noise, vibration, traffic generation, reduction in road safety, odorous emissions (by way of dust, smell, fumes, smoke, soot, ash or grit) or other adverse environmental conditions.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Object to the proposal as it is an inappropriate use in a residential location.

PUBLICITY

Neighbouring properties have been notified and five letters have been received in support of the proposed change of use.

ASSESSMENT

Planning permission is sought for the change of use of a domestic garage for the purposes of running a dog grooming business from it at 24 St James Road, Scawby. The property in question is a modest bungalow which appears to be of mid to late 1970s type construction and design. The properties adjacent to the site in question are of similar design.

The main issue to consider in the determination of this application is whether or not the proposed change of use would be detrimental to the amenity of the adjacent properties and would adversely affect the character of the street.

Changes of use in a residential area are normally contentious because of the deemed impact that the changes of use could have on adjacent properties. It is therefore interesting to note that the proposal has gathered support from immediate neighbours.

However, that in itself does not mean that permission can be granted. In terms of impact on amenity, the applicant has stated that no more than two dogs will be on site at any one time, with a maximum of four in a day. On balance, it is considered that this an acceptable level of use in a residential area and, coupled with the fact that conditions can be applied to ensure that no dogs are kennelled on site etc, it is considered that the proposal will have little, if any, impact on adjacent properties.

Environmental Health have stated that, subject to conditions, they have no objections to the proposal and it is for this reason, and the fact that the proposal has a number of letters of support from neighbours, that the proposal is recommended for a approval in accordance with policies DS1 and DS4 of the North Lincolnshire Local Plan.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 2010/0841/01.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The proposed business shall only operate between the hours of 8.30am to 6pm Monday to Friday and 8.30am to 2pm on Saturdays, and shall not operate at all on Sundays and Public or Bank Holidays.

Reason

To avoid the unacceptable loss of amenity to nearby premises through noise in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

All activities relating to the operation of the dog grooming business shall be undertaken inside the dog grooming building hereby approved.

Reason

To avoid the unacceptable loss of amenity to nearby premises through noise in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

Dogs visiting the premises as part of the business shall not be kept outside the building while waiting for grooming treatments or while waiting to be picked up by their owners.

Reason

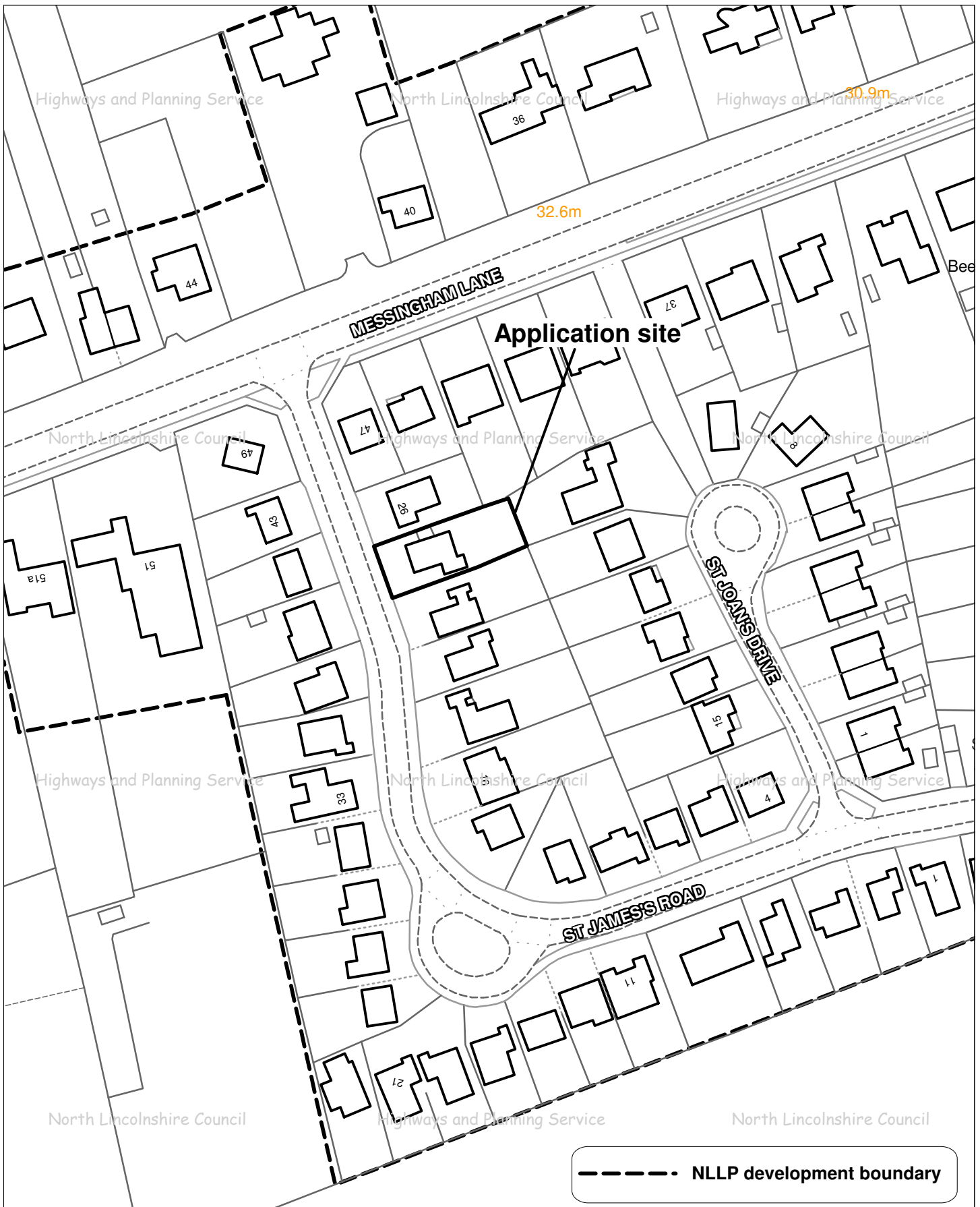
To avoid the unacceptable loss of amenity to nearby premises through noise in accordance with policy DS1 of the North Lincolnshire Local Plan.

6.

A maximum of two dogs at any one time shall be allowed on the premises of 24 St James Road as part of the business.

Reason

To avoid the unacceptable loss of amenity to nearby premises through noise in accordance with policy DS1 of the North Lincolnshire Local Plan.



----- NLLP development boundary

Drawing Title: 2010/0841

OS Grid Ref: SE96330545

Drawn by: KC

Scale: 1:1250

Date: 30/09/2010



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2010



Highways and Planning Service

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