

<b>APPLICATION NO</b>	<b>PA/2020/319</b>
<b>APPLICANT</b>	K Burnie
<b>DEVELOPMENT</b>	Planning permission to erect a rabbit shelter and change the use of a bedroom for dog grooming
<b>LOCATION</b>	172 Messingham Road, Scunthorpe, DN17 2DB
<b>PARISH</b>	Scunthorpe
<b>WARD</b>	Ashby
<b>CASE OFFICER</b>	Andrew Cotton
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Cllr Mick Grant – significant public interest)

**National Planning Policy Framework:**

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision-making

**North Lincolnshire Local Plan:**

Policy DS1 (General Requirements)

Policy DS4 (Change of Use in Residential Areas)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

**North Lincolnshire Core Strategy:**

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

**CONSULTATIONS**

**Highways:** No objections.

**Drainage:** No objection or comments.

**Environmental Health:** No objection subject to conditions.

## **TOWN COUNCIL**

Bottesford Town Council has commented on the application as it borders the town council boundary. The town council objects to the proposal and raises the following concerns:

- noise from dogs
- odour issues from the rabbit shelter
- risk from rodent infestation associated with keeping small animals
- concern over noise affecting the adjoining property which shares a bedroom wall.

## **PUBLICITY**

A site notice has been displayed; one response has been received raising the following concerns:

- odours/fumes
- vermin
- allergies
- noise
- loss of privacy
- hygiene
- loss of property value
- it is noted the adjoining semi-detached property is currently unoccupied
- parking restrictions in place with only the driveway available.

(Loss of property value is not a material planning consideration, but the remaining concerns have been considered in the assessment of the proposal below.)

## **ASSESSMENT**

**The main issues for consideration in this application are principle of development, visual amenity, neighbouring amenity and highways.**

### **Site**

The application site comprises a semi-detached residential property on Messingham Road, Scunthorpe. It is located within the development boundary, is not within a conservation area, does not contain a listed building and is within SFRA flood zone 1. The property has a large rear garden.

## **Proposal**

Planning permission is sought to erect a wooden outbuilding for use as a commercial rabbit boarding facility, and to use one of the rooms in the dwelling house for dog grooming.

A maximum of four rabbit hutches will be used at the site. Dog grooming will be confined to the room shown on the plans (ref: B/01/01/6019/A) and will be limited to one dog per session, with the applicant operating an appointment system.

## **Principle**

This application seeks to erect a detached outbuilding to be used as a commercial rabbitry for the boarding of rabbits. The building would be sited in excess of 68 metres from the rear of the dwelling. It would measure 6.5 metres long by 3.5 metres wide, and 2.2 metres high. It would be located adjacent to the shared boundary with the neighbouring property and adjacent to the rear boundary. It would be constructed from wood. Policy DS4 permits change of use in residential areas provided they do 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 or odorous emissions. In principle, therefore, the use as a rabbitry and dog groomer's is acceptable subject to consideration of the potential impact upon visual and neighbouring amenity. A condition is recommended to ensure proper waste management is in place.

## **Visual amenity**

The proposed rabbitry is small in scale and would be contained entirely within the private rear garden of the property. The building itself is of typical outbuilding construction that could be found within residential gardens. With regard to the dog grooming service, as the applicant would not make any external alterations at the property to facilitate this, there would be no impact upon visual amenity.

As such, it is considered that there would be no adverse impacts upon visual amenity or the character of the area in accordance with saved policies DS1 and DS4 of the North Lincolnshire Local Plan.

## **Neighbour amenity**

The applicant would operate an appointment system for drop-off and collection of rabbits and dogs for the grooming service to ensure comings and goings to the property were kept to a minimum. A condition is proposed limiting the hours for drop-off and collection of rabbits and operation of the grooming service. Additionally, given the small scale of the proposal (maximum four rabbit hutches and a single dog per grooming session), it is unlikely comings and goings would result in negative impacts upon the surrounding residential properties.

The building housing the rabbit hutches is located away from the main dwelling and the surrounding neighbouring properties. As such, it is not considered that there would be any loss of amenity to neighbouring properties by virtue of the appearance or siting of the building or the proposed use as a boarding rabbitry.

The use of a room within the existing property for dog grooming is not considered likely to generate a significant amount of noise and disturbance above that which would normally be

associated with the keeping of a domestic pet, particularly given that a condition would restrict the total number of dogs at the property using the grooming service to one.

The concerns raised by Bottesford Town Council have been considered; however, it is prudent to note that the council's Environmental Health officer has reviewed and made comment on the application and raises no objection subject to conditions to control hours of use, disposal of waste, and use. Proposed plan B/01/01/6019/A shows that the room to be used for dog grooming does not share a wall with the adjoining property. Lastly, any residential property may also be home to pets, whether dogs, cats or rabbits, and the scale of the change of use in this instance is limited. The number of animals on site at any one time as a result of the commercial use will not be significantly different from what could reasonably be expected in a residential property with pets.

A condition is proposed to control the storage and disposal of soiled litter to prevent any adverse smells, flies or other disturbance to neighbours. The grooming of dogs is not usually associated with the use of large amounts of chemicals, however any grooming chemical used would not be of a scale which would require control through conditions.

The proposal is considered to comply with the saved policies DS1 and DS4 of the North Lincolnshire Local Plan and policy CS5 of the Core Strategy and is therefore considered acceptable.

## **Highways**

Comings and goings to and from the site would be limited given the scale of the proposal and would be secured by condition. The Council's highways department has reviewed the submission and, following clarification, has raised no objection to the proposal.

## **Conclusion**

The proposed change of use is of limited scale and will not have any significant or unacceptable impact upon the character of the area or the amenity of neighbouring properties. Controls are proposed in the form of planning conditions to further protect the amenity of neighbours. For these reasons the proposed development is considered to accord with the relevant policies outlined above and is recommended for approval.

## **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: B/01/01/6019/A.

Reason

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

3.

Hours of opening shall be restricted to:

- 8.30am to 5.30pm Monday to Friday; and

- 9am to 12pm on Saturdays;

with no operation on Sundays or public/bank holidays.

Visits to the rabbitry and dog grooming service, including collection and delivery of animals, shall be by appointment only. There shall be no appointments outside of the above hours.

Reason

In the interests of residential amenity in accordance with policies DS1 and DS4 of the North Lincolnshire Local Plan.

4.

The outbuilding hereby approved shall only be used for the boarding of rabbits and associated storage.

Reason

In the interests of residential amenity in accordance with policies DS1 and DS4 of the North Lincolnshire Local Plan.

5.

Soiled rabbit litter/bedding materials shall be stored in sealed boxes and collected regularly by a specialist company, unless otherwise agreed in writing by the local planning authority.

Reason

In the interests of residential amenity in accordance with policies DS1 and DS4 of the North Lincolnshire Local Plan.

6.

Rabbits and dogs shall be collected from and returned to customers by the applicant, without customers visiting the property. In the event of any customers visiting the property, this shall be by appointment only with customers parking on the applicant's driveway.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

7.

Only one dog using the grooming room shall be present on the premises at any one time.

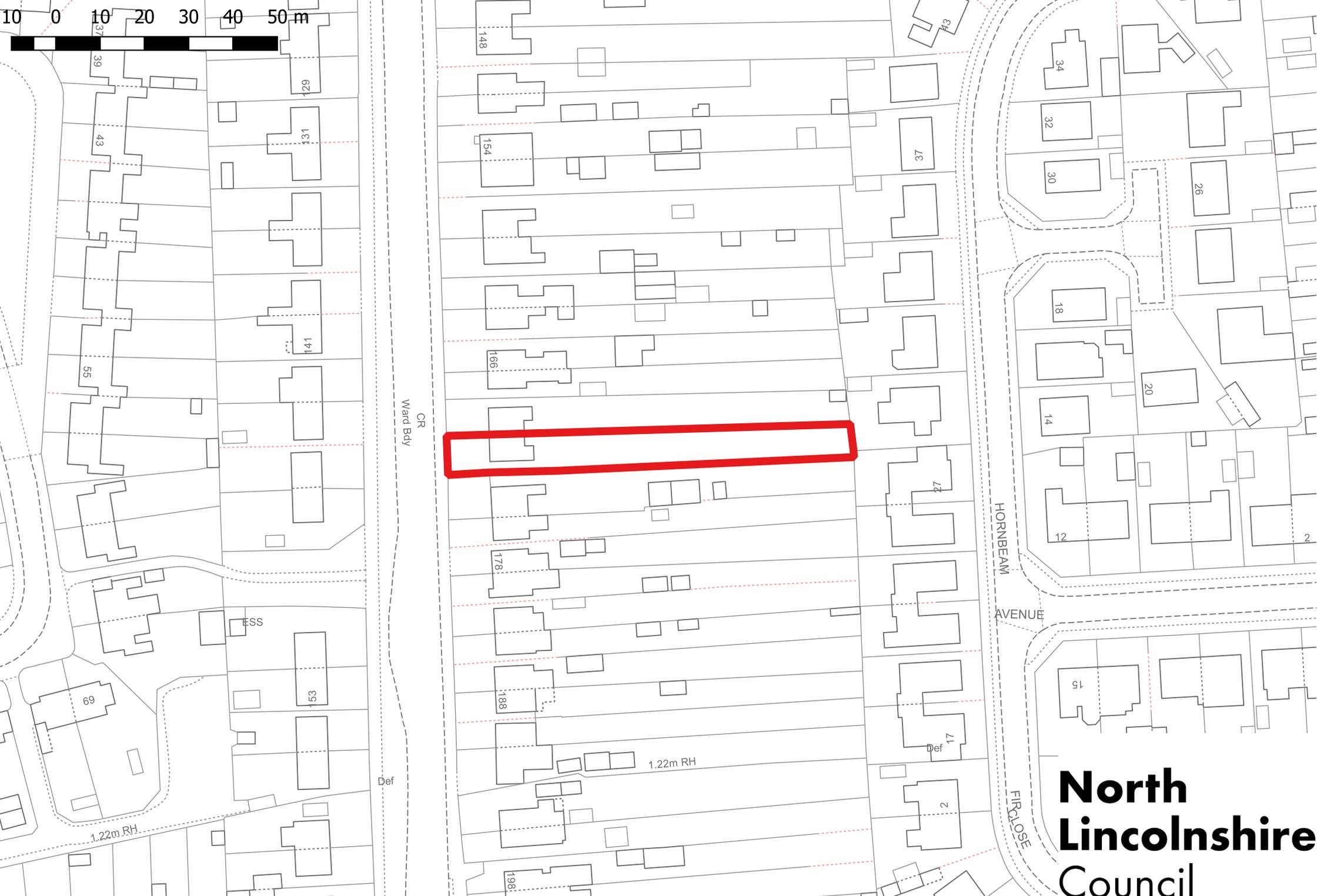
Reason

To regulate and control the use on the site, which is located in a residential area, to protect the amenity of neighbours, in accordance with policies DS1 and DS4 of the North Lincolnshire Local Plan.

**Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

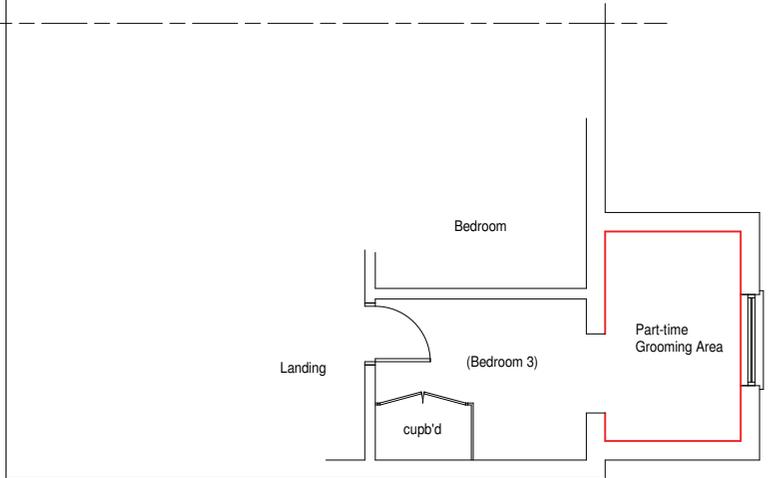
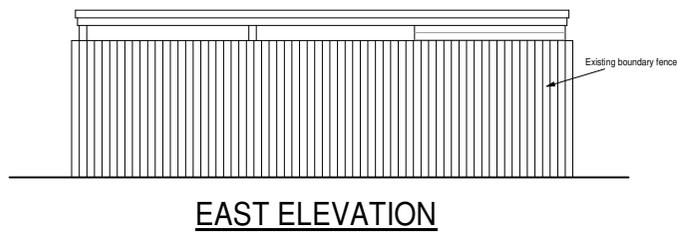
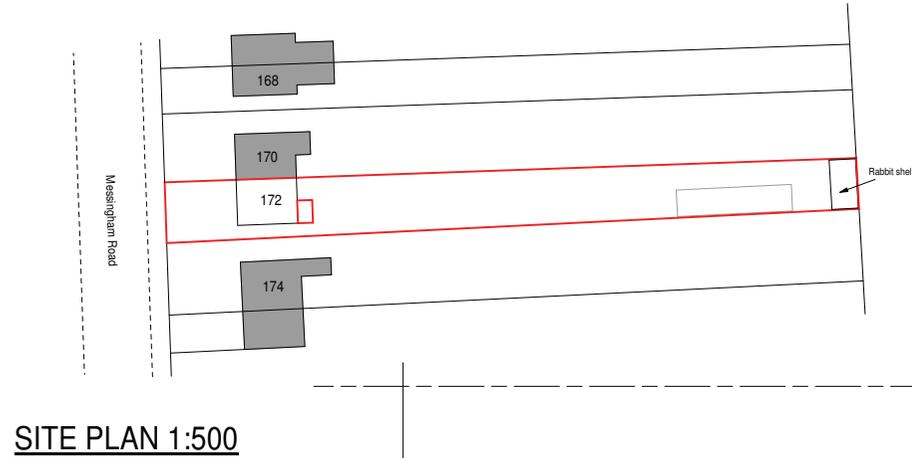
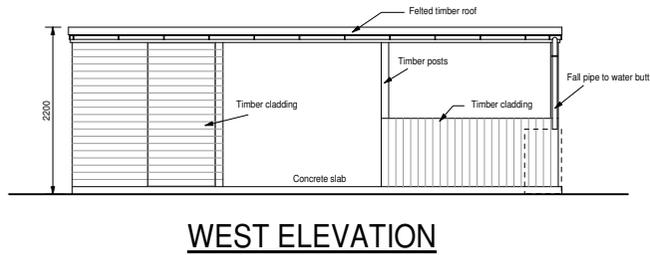
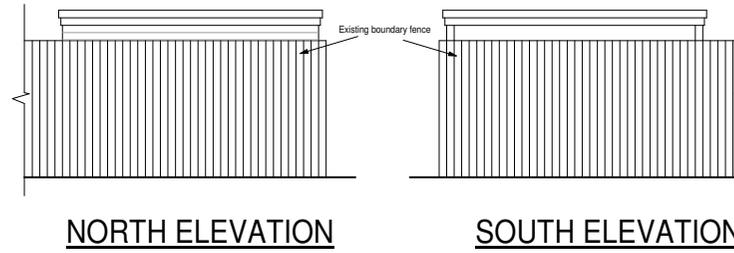
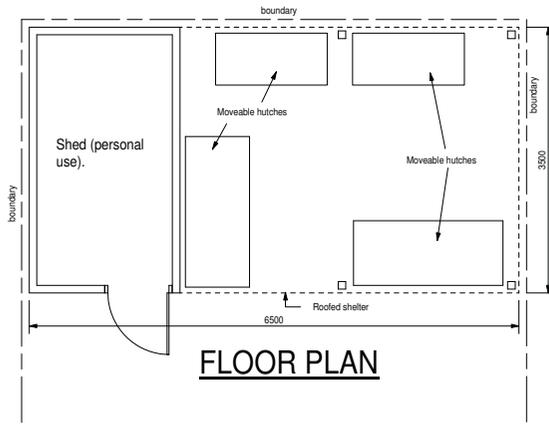
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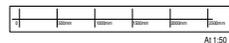
**PA/2020/319**

**North  
Lincolnshire  
Council**

# PA/2020/319 Plans and elevations (not to scale)



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Drawing title. <b>PROPOSED ARRANGEMENTS</b>		Client. <b>K. BURNIE</b>	
Revisions. REV. A - MAY 2020: FIRST FLOOR PLAN ADDED TO SHOW GROOMING ROOM	Drawing No. B/01/01/6019/A	Scale. 1:50, 1:500	Date. 21-02-2020
Project. <b>PROPOSED RABBIT SHELTER/HOUSING &amp; DOG GROOMING ROOM AT 172 MESSINGHAM ROAD, SCUNTHORPE</b>			

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