

Application No: **10/4412N**

Location: **61, Rope Lane, Shavington, CW2 5DA**

Proposal: **Putting Up Two Partition Walls In Order To Use One Quarter Of Existing Garage As A Small Dog Grooming Salon**

Applicant: **Mrs A Venables**

Expiry Date: **01-Feb-2011**

Ward: **Rope**

Date Report Prepared: **17th January 2011**

SUMMARY RECOMMENDATION: Approve with Conditions

MAIN ISSUES:

- **Principle of Development**
- **Impact on neighbouring amenity**
- **Impact on highway safety**
- **Impact on the streetscene and the existing dwellinghouse**

REASON FOR REFERRAL

This type of development would normally be dealt with under the council's scheme of delegation; however it has been called into Southern Planning Committee by Cllr Silvester for the following reasons;

If the Planning Officer is minded to recommend the application for approval I would like to call this application in because it would introduce a commercial usage to an entirely residential area, the noise from the dogs barking would be unacceptable to the residents around the property and the cars visiting the business would cause highway obstructions on this main route to the Shavington High School. However if the Officer is minded to refuse the application I am happy for it to remain as a delegated item.

The application was deferred from the 2nd February 2011 Southern Planning Committee for a site visit, and is to be discussed further at the 23rd February 2011 Southern Planning Committee meeting.

DESCRIPTION OF SITE AND CONTEXT

The proposal site is situated with the Shavington Village settlement boundary as defined by the Crewe and Nantwich Replacement Local Plan 2011. The existing property is a semi-detached

bungalow, within a streetscene of similar properties. The existing dwelling has got a large outbuilding within the curtilage of the property which is large enough to house a caravan. The garage has a flat roof and a sliding garage door.

DETAILS OF PROPOSAL

The proposal is for the change of use of part of the garage building, which includes the addition of two partition walls within the garage, to a dog grooming salon. There are to be no external changes to the outbuilding to accommodate the change of use.

RELEVANT HISTORY

7/02664 – Double Garage – Approved 24/03/1977

POLICIES

The development plan includes the North West of England Plan Regional Spatial Strategy 2021 (RSS) and the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

The relevant development plan policies are:

Local Plan Policy

BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Access and Parking)
RES.11 (Improvements and alterations to existing dwellings)
E.5 (Employment in Villages)

Other Material Considerations

PPS1 Delivering Sustainable Development
PPS4 Planning for Sustainable Economic Growth

CONSULTATIONS (External to Planning)

Highways: No Objection

Environmental Health: The introduction of a dog grooming business in a residential area has the potential to cause noise nuisance to local residents. There is the potential for loss of amenity caused by dogs barking on the premises, and vehicles coming to and from the site, as well as noise from equipment used in the dog grooming business. Therefore Environmental Health would recommend the following conditions to protect the amenity of local residents:

1. Hours of working, including deliveries, should be restricted to those specified in the application form i.e. 9am-3pm Monday to Friday due to the close proximity of local residents.
2. Before the use commences the building (garage) together with any ancillary mounted equipment shall be acoustically attenuated in accordance with a scheme submitted to and approved by the borough council.

3. The business activities associated with the dog grooming shall be restricted to the detached garage in order to protect the amenity of local residents.
4. No more than 4 dogs per day shall be brought to the premises for grooming.
5. No more than 2 dogs connected with the business operation shall be on site at any one time.
6. Dogs associated with the dog grooming operation shall be kept inside the garage apart from access and egress to the site.
7. In order to prevent dog barking outside the premises, apart from dogs living in the same household, only one dog shall access or exit the site at any one time.

VIEWS OF THE PARISH / TOWN COUNCIL:

The Parish Council does not feel that it is an appropriate location at which to run a business of this nature as the property is within an established residential area. The Parish Council also has concerns over potential noise complaints, parking issues and possible obstruction to the pavement at this location on a busy pedestrian route to the High School.

OTHER REPRESENTATIONS:

Letters of objection have been received from the Occupiers of 1 Edwards Close, and 59 Rope Lane, Shavington.

The main issues raised are;

- Dog grooming saloon not appropriate in this residential area,
- Surrounding area occupied by elderly retired people who value peace and quiet,
- The proposed development would create an unacceptable level of noise from dogs barking,
- The site can only accommodate two off street parking spaces and the applicant has one car herself, therefore causing the need for on street parking should appointments overlap, creating a highway safety issue,
- Perceived reduction in desirability and value of surrounding dwellings.

APPLICANT'S SUPPORTING INFORMATION:

Supporting Statement – A supporting statement has been received from the applicant on the 11th January 2011. The main points raised were;

- Hours of operation 9am – 3pm Monday to Friday
- 4 Dogs per day taking 1 hour and a half per appointment.
- No more than 2 clients on site at anyone time (possible overlap due to picking up and dropping off of dogs)
- Driveway capable of parking 4 cars off-street
- No dogs will ever be left unsupervised in the saloon, will be on leads most of the time, except if finished early in which case they will be kept in a cage until owner picks them up

OFFICER APPRAISAL

Principle of Development

Small scale business use is considered acceptable within a residential area, particularly within village settlements where sustainable economic development is possible. However, the proposal must meet the requirements of policies BE.1 (Amenity), BE.2 (Design Standards), and BE.3 (Access and Parking) of the Crewe and Nantwich Replacement Local Plan 2011.

Amenity

The proposal seeks permission for the change of use of part of a domestic garage building to be used as a dog grooming salon. Externally there will be no changes to the building. Only internal alterations are proposed within the garage which includes the provision of two partition walls and the relevant table, bath, cupboard and counter top associated with the business.

The proposal site is situated within a residential area which is predominantly an estate of bungalows. The existing garage is sited adjacent to the boundaries of No.59 Rope Lane, and No's. 34 and 35 Burlea Drive. The proposed alterations will be sited within the south west corner of the garage, and will be accessed from the existing door on the side elevation of the garage.

Whilst it is noted that the proposed use may have some impact on neighbouring amenity, the proposed dog grooming salon will be fairly small in size, with only 4 dogs/clients per day taking 1 hour and a half each. There will be no more than 2 dogs relating to the business on the site at any one time (due to possible cross over in clients) and the applicant only proposes to use the business between the hours of 9am and 3pm, Monday to Friday. As the proposed use is of a fairly small scale, and the keeping of dogs is typically something which is carried out in a residential area, it is not considered that the business would generate a significant level of additional traffic or create noise levels that would have a detrimental impact upon neighbouring amenity.

Several concerns have been raised in relation to the impact which the proposal will have on local residential amenity, and the perceived increase in noise which will occur from the proposed business use. However, the Environmental Health section considers that the proposal is acceptable provided that several conditions are attached to an approval. These conditions would restrict the hours of operation, require a noise attenuation, limit the numbers of clients/dogs, and the dog grooming use would be allowed solely within the garage. It is agreed that the proposed conditions which have been requested by Environmental Health are acceptable and will help to achieve a scheme which will have an acceptable impact on residential amenity.

It is considered that with the restrictions proposed by the Environmental Health Section, and given the relatively small scale of the business, the proposed dog grooming salon will not have a significantly detrimental impact on neighbouring amenity, and is therefore considered to be in accordance with Policy BE.1 (Amenity).

Highway Safety

Within the objections received from local residents and from the Parish Council concerns have been raised relating to the possible highway safety implications which may arise from the proposed development. The issues raised largely relate to the possibility for clients parking on the road rather than within the residential curtilage of the property, and the impact this will have on Rope Lane, which is a fairly busy through road from Shavington, past the local High School through to Willaston and Crewe.

The applicant has stated within her supporting statement that the site can accommodate 4 parked cars, and therefore the proposed use should not result in an increase in on street parking. As the site will at most only have two clients on site at any one time, there should be sufficient space within the site to accommodate at least 3 cars at any one time.

The Highways Authority has raised no objections to the proposal and the adjacent road has no parking restrictions on it. Whilst it is acknowledged that the proposed business will increase vehicular movements to and from the dwellinghouse, this will not be such an increase as to cause a significantly negative impact on highway safety in this area.

Design Standards

The proposed development is for the change of use of an existing building, and there are to be no alterations to the external appearance of the building. The proposed alterations are to be contained internally within the building and therefore the development will not have a detrimental impact on the streetscene or the existing dwellinghouse. If the application is approved an informative will be added to the decision notice to highlight that the decision relates solely to the change of use and does not give permission for any external alterations proposed including advertisements.

CONCLUSIONS

It is considered that the proposed development is of a scale and intensity which is acceptable for a residential area and by means of several conditions noted below the development should not have a significantly detrimental impact on neighbouring amenity. It is therefore considered that the proposed development is acceptable and in accordance with the relevant policies of the local plan.

RECOMMENDATION: APPROVE subject to the following conditions:-

1. Standard Time
2. Approved plans
3. Hours of operations to be 9am until 3pm Mondays to Fridays
4. Details of noise attenuation to be submitted
5. Dog grooming to be restricted to detached garage only
6. Number of dogs per working day restricted to 4
7. No more than two dogs associated with the business on site at any one time
8. Dogs shall be kept within the garage at all times other than when entering and egressing from the site

Location Plan: Cheshire East Council Licence No. 100049045

