

Application No: 11/1782N

Location: 90 Crewe Road, Shavington Cum Gresty, Crewe, Cheshire, CW2 5DW

Proposal: Change Use of Single Garage into a Small Dog Grooming Salon. No External Alterations to be Made

Applicant: Mrs N Kerr

Expiry Date: 12-Jul-2011

SUMMARY RECOMMENDATION: Approve with Conditions

MAIN ISSUES:

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

1. 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 David Brickhill for the following reasons;

'The reasons for this are to allow members to consider the parking problems associated with this application on the very busy Crewe Rd exactly where there was a fatal accident in the last two years and several other incidents have occurred. There is just no room for the extra vehicles to park on this road. Noise from barking dogs cannot be avoided and will reduce amenity to adjoining residents.'

2. 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 dwelling, within a streetscene of similar two storey properties. The existing dwelling has got a detached garage within the curtilage of the property. The garage has a pitched roof.

3. DETAILS OF PROPOSAL

The proposal is for the change of use of the existing garage building, to a dog grooming salon. There are to be no external changes to the outbuilding to accommodate the change of use. However, the supporting statement includes details that the existing front wall is to be removed and the front of the site is to be used for car parking.

4. RELEVANT HISTORY

No relevant planning history

5. 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

6. CONSULTATIONS (External to Planning)

Highways: None received at the time of writing this report.

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, 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-6pm Monday to Friday and 9am-2pm Saturday 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 5 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.

7. VIEWS OF THE PARISH / TOWN COUNCIL:

The Parish Council has considered the above application and has instructed me to raise the following objections with you. I understand that Councillor D Brickhill has called-in this application to the Planning Committee and I would be obliged if you would arrange for the following to be reported to the Committee when it meets.

The Parish Council has serious highway concerns since this is the main arterial road through the village and is very busy at all times during the day. Parking is always a problem along Crewe Road and can be exacerbated by events at the Social Club just a few doors away (such as large bowls matches). In addition the speed of vehicles coming down the hill from Dodds Bank on the approach to the Village is of continual concern to the Parish Council and further traffic will only add to this especially as visitor parking is made very difficult by the number of vehicles always parked along this stretch of road. The Parish Council has asked for a police report of incidents in this location over the last two years and these show that there were 11 slight injury accidents and 1 serious/ fatal accident during this period.

Should the Highways Department need to view the stretch of road in question before making its observations the Parish Council would suggest that such a visit be made on a bowls match day when parking is non-existent.

8. OTHER REPRESENTATIONS:

Letters of objection have been received from the Occupiers of 111 Crewe Road, Shavington.

The main issues raised are;

- Concerns raised over increase in traffic movements in an already busy and fairly narrow area of Crewe Road,
- Horse riders will be more likely to mount the pavements of the opposite side of the street due to extra car parking.
- Emergency vehicles use this road frequently and more traffic will cause a hazardous impact for the drivers,

- Not possible to park two cars on the drive and have a further car parking in front of the property without blocking the cars on the drive in,
- If a second person is employed at the site it is not realist to assume that they will be local and will not have a further car,
- A number of the existing dwellings in the area use the front garden as a driveway this creates less available on-street car parking spaces.

9. APPLICANT'S SUPPORTING INFORMATION:

- **Supporting Statement**

10. 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 for relevant items such as, a work surface, bath, cupboard, area for cages and counter top associated with the business.

The proposal site is situated within a residential area which is predominantly an estate of two storey properties. The existing garage is sited adjacent to the boundaries of No.92 and 88 Crewe Road, and No. 16 The Orchards to the rear. The proposed use will be accessed through the existing door on the side elevation of the garage.

Whilst it is noted that the proposed use may have some increased impact on neighbouring amenity, the proposed dog grooming salon will be fairly small in size, with only 5 dogs/clients per day, to begin with and with the intention of growing to 10 per day if the business grows. This may lead to an addition full-time employee at the site.

In the general use of the site there will be no more than 2 dogs relating to the business on the site at any one time (however there is the chance that one client will have two dogs and they may cross over with other clients). The applicant is proposing to use the business between the hours of 9am to 6pm, Monday to Friday, and 9am to 2pm on a Saturday.

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.

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 noise attenuation, limit the numbers of clients/dogs, and the dog grooming use would be allowed solely within the garage. Only one of the conditions proposed by the environmental health department will not be used within the permission '*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*'. It is considered that this condition would be unenforceable. Notwithstanding this condition, it is agreed that the other 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 agreed with the Environmental Health Department that this permission will be restricted to 5 dogs per day by condition, to safe guard the amenity of the adjacent neighbours, should the business need to expand a further application should be sought to increase the amount of dogs permitted to the site. At this time it will be possible to re-address the scheme and see if the site can accommodate an increase in clients or not and a further employee.

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 amount of available car parking within the area and the general amount of traffic within the area, already being very high.

The applicant has stated that the site is capable of parking two cars within the curtilage of the dwelling, once the front wall is removed. Although not noted within the application it is likely that a further increase in the dropped kerb will be required to accommodate this vehicular access and therefore an informative will be added to ensure it is carried out to CEC Highways requirements. The applicant has also stated that there is adequate on-street parking within the area to accommodate the clients dropping/picking the dogs up. This is not agreed by the neighbours or the parish who consider the road to be over saturated with on street parking from the existing local social club, furthermore stating that the road has been subject to 11 slight injury accidents and 1 serious/ fatal accident within the last two years.

Notwithstanding the absence of any comments from the Highway Authority it is noted that the proposed business will only increase the amount of car parking required in the area by 5 movements a day. Whilst it is acknowledged that on street parking in the area is fairly saturated the proposed business use will be restricted to certain times of the day. Therefore, given that the movements will be fairly limited and there are no parking restrictions on the street, it is considered that it is unlikely that the proposed increase vehicular movements to and from the dwellinghouse, will create 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.

Other matters

As altering the front garden area to a car parking area may require planning permission depending on the materials used to surface the area, a further condition will be attached to the permission to ensure the front drive is constructed using permeable surfacing materials in line with the requirements of Part 1 Class F of the General Permitted Development Order 2008.

11. 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.

12. RECOMMENDATIONS

APPROVE subject to the following conditions:-

- 1. Standard Time**
- 2. Approved plans**
- 3. Hours of operations to be 9am until 6pm Mondays to Fridays and 9am until 2pm on Saturdays, not at all on Sundays or Bank Holidays**
- 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 5**
- 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**
- 9. Surfacing materials for the new driveway to be permeable**

INFORMATIVE 1

This application is solely for the approval of the change of use of part of the existing garage building and does not include any external alterations to the garage or advertisements relating to the business use. Any external alterations will require a separate planning application to the Local Planning authority.

INFORMATIVE 2

Prior to first use the developer will provide a new vehicular crossing to the property, the specification for which will comply with Cheshire East Council Highway Authority requirements. The applicant or their contractor will sign a S184 Road Opening Notice under the Highways Act 1980 and prior to the commencement of the work.

Reason(s) for Decision:-

The proposed development is of a scale and intensity which is acceptable within the residential area. The proposed development will not have a detrimental impact on the character and appearance of the existing dwelling and the surrounding area and will not have a significant impact upon neighbouring amenity. The proposal therefore complies with Policy BE.1 (Amenity), Policy BE.2 (Design Standards), Policy BE.3 (Access and Parking) and Policy RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

