

BOROUGH OF KETTERING

Committee	Full Planning Committee - 10/02/2015	Item No: 5.6
Report Originator	Amy Prince Assistant Development Officer	Application No: KET/2014/0789
Wards Affected	Desborough Loatland	
Location	83 Ironwood Avenue, Desborough	
Proposal	Full Application: Change of use from dwelling to mixed use of dwelling and dog grooming parlour (part garage)	
Applicant	Mrs K Beba	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. This permission shall enure for the benefit of Mrs K Beba only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when Mrs K Beba ceases to occupy the premises.

REASON: To clarify this permission and for the avoidance of doubt.

3. The use hereby permitted shall not be carried out before 9am or after 5pm hours on Mondays to Saturdays, nor open at any time on Sundays or any recognised public holidays.

REASON: To protect the amenities of the occupiers of nearby properties in the interests of amenity in accordance with policy 13(l) of the North Northamptonshire Core Spatial Strategy.

4. No more than two dogs shall be kept at the premises, for the purpose of the use hereby permitted, at any one time and a maximum of three dogs shall be groomed per day in accordance with the details outlined in the submitted design and access statement received 2014/0789/1 from Mrs K Beba.

REASON: To protect the amenity of neighbours in accordance with policy 13(l) of the North Northamptonshire Core Spatial Strategy.

5. The use hereby permitted shall only operate within the part of the double garage as labelled on the approved plan (14/001/01 Rev B).

REASON: In the interest of the amenity of neighbouring properties in accordance with Policy 13(I) of North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0789

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

None

Site Description

Officer's site inspection was carried out on 19/01/2015.

The application site is located within a modern residential housing development on the northern part of Desborough. The application site is within the designated town settlement boundary.

The application site is a corner plot which is of a roughly square shape and sits to the east of the intersection of Ironwood Avenue and Thistle Drive. The application site includes a two storey residential dwelling with detached double garage which is constructed of red brick and covered with a grey concrete tile, the rear garden is bounded by 1.8m closed panel fencing.

The application site currently has a detached double garage with an area of hard standing to the front of the garage which could accommodate another four cars.

Proposed Development

Change of use of part of the existing double garage to use as a dog grooming parlour.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Desborough Town Council

'No objection subject to the following amendment/conditions

- Conversion of part of a double garage is not detrimental to off road parking (5 spaces still remain) but will visitors really park on the driveway? Corner location means parking on the road could cause traffic problems.

Highway Authority

No objection subject to following conditions:

- Garage minimum internal dimensions are 6m deep by 5.5m wide for double and 6m deep by 3.2m wide for singles.

Officer comments – The existing garage does not comply with these standard and as such without extending the existing garage they could not be met. As such it not considered reasonable to request this.

- Prior to the commencement of the development hereby permitted, details of measures to ensure that mud and other such loose material do not migrate onto

the highway shall be submitted to and shall be approved in writing by the local planning authority. Such measures as may be approved shall thereafter be implemented and maintained for the duration of the construction period.

Officer comments – The development does not include excavation or construction other than an internal stud wall and as such this condition is not considered necessary.

Environment Health

No comments received

Neighbours

One objection was received from a neighbouring property. This objection raised concerns.

- Noise from dogs
- Parking issues
- Safety risk of more dogs in area with a lot of children
- Not in keeping with residential area.

5.0 Planning Policy

National Planning Policy Framework

Policy 1. Building a strong, competitive economy

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 9. Distribution & Location of Development

Policy 11. Distribution of Jobs

Policy 13. General Sustainable Development Principles

Local Plan

58. Employment: Within Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Parking
3. Residential amenity

1. Principle of development

The application site is a residential dwelling in the town of Desborough. Saved Policy 58 of the 1995 Local Plan for Kettering Borough states that proposals for new industrial or commercial uses within existing areas of the Borough's towns will be considered favourably. Industrial or commercial uses in predominantly residential areas will not normally be granted planning permission... unless there would be no significant adverse effect on the amenity, the environment or the highway network of the surrounding area; and there would be operational, amenity or environmental benefits.

In this particular case it is considered that the proposal is of such small scale that it will not have a detrimental impact upon surrounding amenity, the environment or the highway network.

Policies 9 and 11 of the North Northamptonshire Core Spatial Strategy also support the location of this business, as does Section 1 of the National Planning Policy Framework which supports sustainable economic development.

2. Parking

One objection has been received from a neighbouring property in regards to the potential negative impact upon parking levels. On the site visit it was noted that very few vehicles were parked in the vicinity of the application site.

The application site currently has six car parking spaces available (two garage and four hardstanding to the front of garage) which will be reduced by 1 garage space.

Concerns have been raised by the Town Council in regard to how use of on plot parking can be ensured. A condition has been recommended to limit the proposed use to two dogs on site for the purpose of dog grooming at any one time. This will limit the number of visitor to the site at any one time to one collection and one drop off. There is currently adequate parking to accommodate this, as such it is neither considered enforceable nor justified to impose a condition on parking when the same level of parking could just as easily be generated by visits from friends of the applicant. Therefore provided that the hours of operation of the business are restricted and it is solely the applicant authorised to operate the business it is considered that the proposal will accord with Policy 13 of the North Northamptonshire Core Spatial Strategy in respect of parking and highway safety as it will not generate a sufficient level of parking above the level associated with an average-sized dwellinghouse.

3. Residential amenity

The proposed dog parlour will be located within the existing garage structure. UPVC french doors will be added to the north-west elevation of the garage and block paving extending from the back of the main house to the aforementioned door. There are no structural alterations being made and the proposed works are not deemed to impact neighbouring amenity.

The key consideration for the proposals impact on neighbouring amenity is the possible noise from the dogs barking. One objection has been received which has raised that as a concern.

Two conditions have been suggested to ensure to limit the impact on the proposed change of use on neighbouring properties. One being to restrict the number of dogs at the grooming parlour at any given time is proposed and a maximum number of three dogs per day and a second condition is proposed to limit the hours of operation to 9am to 5pm Monday to Saturday. Both conditions are in accordance with the information provided by the applicant in the Design and Access Statement which was submitted on 16/12/2014.

The above mentioned conditions will ensure that noise is kept to an acceptable level and neighbouring amenity is safeguarded.

Comments on other points raised by proposal

The objection received also raised concerns in regard to the increased number of dogs in the area and safety with children. The proposed change of use is on a small scale and there is not indication it would cause any safety concern. Environmental Health has been consulted on the application and no comments have been received.

Conclusion

It is therefore my recommendation to grant approval subject to the suggested conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Amy Prince, Assistant Development Officer on 01536 534316