

BOROUGH OF KETTERING

Committee	Full Planning Committee - 12/03/2019	Item No: 5.7
Report Originator	Louisa Johnson Development Officer	Application No: KET/2019/0038
Wards Affected	Slade	
Location	3 Thoday Close, Broughton	
Proposal	Full Application: Change of use of existing garage (front part only) to dog grooming parlour	
Applicant	Mr L Mann	

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. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The development shall be only for purposes incidental to the enjoyment of the dwellinghouse as such.

REASON: In the interests of the visual amenities of the area in the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. The premises shall not be open to the public before 09:00 hours or remain open after 17:00 hours on Mondays to Fridays, nor before 09:00 hours or after 13:00 hours on Saturdays, nor at any time on Sundays or any recognised public holidays.

REASON: In the interest of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. 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 five dogs shall be groomed per day in accordance with the details outlined in the submitted Design and Access Statement DA3 received 15/01/2019.

REASON: To protect the amenity of neighbours in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0038

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

3.0 Information

Relevant Planning History

KET/1990/0133 – Ground Floor extension to front and side of dwelling –
Approved 19/03/90

Site Visit

Officer's site inspection was carried out on 29th January 2019.

Site Description

The site is a semi-detached house with an integral garage and parking for two cars on the front drive. The property is on Thoday Close Broughton.

Proposed Development

The application involves the change of use of the part of the garage to a dog grooming business.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Environmental Protection

No objection subject to a condition restricting hours of operation.

Neighbours

Two letters of objection were received on the following grounds:

- The proposal will generate more traffic on a small close where children play. This will make it more dangerous for children using the road.
- There is a dog grooming business nearby.
- Concerns about appearances of signage at the property.

The presence of similar uses nearby does not preclude a similar application and so this is not considered to be a planning matter. The proposal does not include any signage; however any signage larger than 0.3sqm would require separate advertising consent and so would be controlled. Therefore this is not considered any further here.

5.0 Planning Policy

National Planning Policy Framework (NPPF) 2018:

Policy 2: Achieving a sustainable development

Policy 12: Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1: Presumption in favour of Sustainable Development

Policy 8: North Northamptonshire Place Shaping Principles

Broughton Neighbourhood Plan October 2018

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Impact on the character and appearance of the area
3. Residential amenity
4. Highway Safety and Parking

1. Principle of Development

The site is located on Thoday Close in the village of Broughton. The application seeks the change of use of a residential garage to a dog grooming service and the removal of the existing up and over garage door and its replacement with a window.

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area and requires developments to protect amenity by not resulting in an unacceptable impact on neighbouring properties or the wider area by reason of noise, vibration, smell, light or other pollution.

Subject to detailed consideration of the impact of the change of use and changes to the front elevation, having an acceptable impact on the character

and appearance of the area, residential amenity and parking, the development is considered acceptable in principle.

2. Impact on the character and appearance of the area

The site is located on Thoday Close Broughton in a predominately residential area. The road forms part of a modern housing estate predominately of brick built properties.

The proposal includes changing the existing garage door to a window; however this would be of a style in keeping with this residential area.

The proposal involves changing part of the existing residential garage to a dog grooming parlour, the business would be run by the occupant of the property and would not involve any additional employees. The applicant has stated that the business would operate for five days a week between the hours of 09:00 – 17:00. The business would operate by appointment only and would serve up to five dogs per day.

It is considered that at the scale proposed the development would not have a detrimental impact on the character of the area. As such it is considered that the proposed use would be acceptable in this location.

Overall the proposal will have an acceptable impact on the character and appearance of the area and accords with the relevant parts of Policy 12 (NPPF) and Policy 8 (NNJCS).

3. Residential amenity

Policy 8 of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

The site shares a side boundary with 2 and 4 Thoday Close and shares a rear boundary with 40 Wellingborough Road. The only external change would be the installation of a window in place of the garage door.

The proposed use for dog grooming would involve up to 5 customers a day with one customer at a time, although there may be times when change overs mean that there are two customers on site at the same time. The level of movements to and from the site is not considered to be excessive given the previous use as a residential garage. The dog grooming process is relatively quiet with the exception of dogs barking, however there will only be one or two dogs on site at once.

As such it is considered that subject to a condition restricting the hours of operation and staff at the site, the proposed change of use would not have a significant detrimental impact on 2 and 4 Thoday Close, 40 Wellingborough Road or any other nearby residential properties.

There will be no unacceptable impact on the amenity of neighbouring residents through this proposal subject to conditions and it is therefore considered that the development is in accordance with policy 8 of the NNJCS.

4. Highway Safety / Parking

The house at the site has parking for two cars to the drive in front of the house, which is accessed from Thoday Close. Assuming that the applicant's vehicle will take up one parking space, there would be one off-road space available for customers and there is adequate on road parking available.

The applicant has stated that the proposal would involve up to 5 customers a day with one customer at a time, although there may be times when change overs mean that there are two customers on site at the same time. Given that customers are dropping off and picking up their dog it is considered unlikely that they would be at the site for long.

An objection has been received on the grounds that the proposal would generate additional traffic which would make the road dangerous for children using it. The proposal involves approximately ten trips to and from the site per day, whilst this is an increase in traffic to the site it is considered that it would not be so significant as to result in a highway safety issue.

Therefore it is considered that the proposal would be acceptable in regard to highway safety and parking in accordance with policy 8 of the NNJCS.

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area, on residential amenity, highway safety and parking. Subject to conditions the proposed development is acceptable and recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Louisa Johnson, Development Officer on 01536 534316

