

Planning Committee

27 June 2013

Reference:
APP/13/00574

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Heswall

Location: 5 SPEEDWELL DRIVE, BARNSTON, CH60 2SY
Proposal: Change of use of garage to dog grooming parlour
Applicant: Miss S Dawson

Site Plan:



Development Plan Designation:

Primarily Residential Area

Planning History:

No planning history

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications, 11 letters of notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report objections from 6 households have been received - numbers 1, 3, 6 and 7 Speedwell Drive and numbers 1 and 2 Speedwell Close, listing the following grounds:

1. Parking
2. Traffic Congestion
3. Highway Safety
4. Noise
5. Nuisance/Disturbance
6. Impact on drains

Four letters of support have also been received.

CONSULTATIONS

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections.

Head of Environment & Regulation (Pollution Control Division) - No Objections subject to conditions.

Directors Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Rowlands has requested that the application be taken out of delegation and considered by Planning Committee due to representations received from local residents that there would be a detrimental impact to neighbouring properties by reason of disturbance and highway issues.

INTRODUCTION

The proposed development is for a change of use. The proposed change of use is to convert the existing residential garage that is detached from the dwelling into a home business for dog grooming.

PRINCIPLE OF DEVELOPMENT

The proposed development is to provide a home run business, the principle of development is acceptable subject to consideration of UDP Policy HS15 and the proposal not having a detrimental impact onto existing neighbouring uses.

SITE AND SURROUNDINGS

The proposal is to convert an existing residential garage into a dog grooming parlour. The garage is located on a residential plot which includes a semi-detached two-storey dwelling, the garage is detached from the house but does adjoin the garage at number 3 Speedwell Drive. The immediate area is residential in character with the neighbouring dwellings being detached or semi-detached and of a similar scale. There is provision of off-street parking and there are no waiting restrictions on the highway.

POLICY CONTEXT

The existing premises is located within a primarily residential area and in terms of dwellings the immediate area is quite densely populated, the properties are a mix of detached and semi-detached, number 5 is a semi-detached property with a detached garage that joins the garage at number 3. In some circumstances it is appropriate to conduct business from a residential dwelling dependent on the impact it will have on to the existing area. Having regard to Wirral's UDP Policy HS15; Development Within Primarily Residential Areas, proposals for small-scale built development and changes of use for

non-residential uses will only be permitted where the proposal will not be of such scale as to be inappropriate to surrounding development, result in a detrimental change in the character of the area and will not cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

APPEARANCE AND AMENITY ISSUES

The proposed business is to be located within the existing garage, the plans do not show any external alterations to the existing structure, the proposal is to provide washing/grooming facilities within the garage for canines.

The proposal is to run a business from home, the business involves a 'drop off and collect' business with the undertaking of dog grooming occurring within the garage. Due to the location of the garage and the proximity of neighbouring residential properties and following consultation with the Head of Environment and Regulation (Pollution Control Division), restrictive conditions are proposed which will address and reduce the potential for noise and nuisance. The Head of Environment and Regulation (Pollution Control Division) has advised that there should be no more than 2 dogs (in relation to the business) at the premises at any one time and no more than 5 dogs a day. Hours of use have also been agreed by the applicant as between 9am - 4pm Monday to Friday, between 9am - 1pm Saturdays and no time on a Sunday. Sound proofing and access arrangements would also be conditioned in order to protect adjoining residential amenity.

Objections on planning grounds have been received with regards to noise, highway safety and change to the residential character of the area. No objections have been made by the Head of Environment and Regulation (Pollution Control and Traffic and Transportation Divisions), subject to conditions to reduce noise impact onto existing neighbouring properties. The existing building can be converted in a suitable manner in order to restrict any harmful impact onto the existing neighbouring properties, the appearance of the garage will also be retained and will therefore have a minimal visual impact onto the residential character of the area.

There have been additional objections made that are not planning grounds and would therefore not warrant a refusal, such as the impact on to drains and possible vehicle manoeuvres within the highway.

A range of conditions have been agreed with the applicant that will allow for the management of the proposed business so as to not cause an undue level of harm to the existing neighbouring residential properties.

The scale of the proposed business having regard to the recommended conditions would not result in a detrimental change in the character of the area and would not cause an unacceptable level of nuisance in terms of noise and disturbance and is therefore recommended for approval.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

The existing property has provision of off-street parking on a private drive for at least 2 vehicles. Speedwell Drive does not have any parking restrictions, therefore there is also provision for on-street parking. The proposed development will lead to some intensification of use of the property, but likely (in highway terms) to be small scale and limited. The development may lead to a slight increase in demand for on-street parking in the road although it is not considered that this is likely to be significant enough to justify attaching a condition or obligation for the provision of waiting restrictions

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental/sustainability issues relating to these proposals.

CONCLUSION

The proposed business is to be conditioned in terms of numbers of dogs, hours of use as well as access and sound proofing restrictions so as to minimise any disturbance to existing neighbouring uses. The business is a home run scheme that will retain the predominant residential use and character of the area. Having regard to the conditions proposed and Wirral's UDP Policy HS15 the

proposal will not have a detrimental impact onto the character of the area.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development will not have a detrimental impact to neighbouring uses or the character of the area. The proposed development is therefore acceptable having regard to Wirral's UDP Policy HS15.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 26 April 2013.

Reason: For the avoidance of doubt and to define the permission.

2. This permission shall be for a limited period of three years only expiring on three years from the date of approval when (unless a further application has been submitted to and approved by the Local Planning Authority) the use hereby approved shall be discontinued and the property reinstated in accordance with a scheme of works previously agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to review the position in the light of the impact of this use during a limited period.

3. Only two dogs at any one time shall be groomed within the designated building as shown on the hereby approved plan and there shall be no more than five dogs a day groomed at the premises as part of the business hereby approved.

Reason: Having regard to the impact onto residential amenity

4. The building as identified on the hereby approved plan shall not be used for dog grooming except between the hours of 09.00 hours and 16.00 hours Mondays to Fridays; 09.00 hours and 13.00 hours Saturdays and at no time on Sundays.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

5. BEFORE THE BUSINESS HEREBY APPROVED COMMENCES ON THE SITE, a scheme providing for sound insulation to the north west side elevation of the building shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the occupiers are not objected to excessively high noise levels and to ensure an adequate standard of amenity.

6. Only the dog grooming room as identified on the approved plan shall be used in connection with the use hereby permitted. No other part of the building including the garden/external areas shall be used.

Reason: Having regard to residential amenity.

7. The access and egress for all dogs shall be via the rear garage door. The front up and over garage door shall not be used in connection with the business, and shall remain closed during business hours.

Reason: Having regard to residential amenity.

Last Comments By: 29/05/2013 09:59:35

Expiry Date: 21/06/2013