

Development Management Delegated Decision Report

B/21/0372



SUMMARY OF APPLICATION			
Application Reference	B/21/0372		
Application Type	Full Planning Permission		
Proposal	Proposed change of use to mixed of residential dwelling house and dog grooming (sui generis)		
Location	29, King Street, Kirton, Boston, PE20 1HZ		
Applicant	Mrs Tamsin Fielder		
Agent			
Received Date:	06-Aug-2021	Consultation Expiry Date:	28-Sep-2021
Valid Date:	13-Aug-2021	Statutory Expiry Date:	08-Oct-2021
Date of Site Visit:	07-Sep-2021	Extension of Time Date:	N/R
Objections received?	None		
5 day notification record:	N/A		
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Planning Permission		
Report by:	Emma Dennis		
Date:	04/10/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site consists of a semi-detached dwelling on a corner plot located on the southern side of King Street which is located in the settlement of Kirton. The dwelling has a rear single storey flat roof extension to the rear and a large driveway which can accommodate several cars. The application site is in a predominantly residential area.

DETAILS OF PROPOSAL:

It is proposed to change the use of the residential dwelling to a mixed use including dog grooming (sui generis). The part of the building to be used as a dog grooming salon is a single storey extension to the rear which measures 3.04m by 4.40m. It is proposed that the applicant works solely therefore only one dog will be on site at one time and gaps between appointments would ensure dogs and their owners would not meet and to enable the applicant to carry out cleaning and hygiene requirements between grooms.

On and off street parking is available and customers would only need to park for a short period to drop off and collect the dogs at the end of the groom. The dwelling is shielded from view by an established tree and hedges.



RELEVANT HISTORY:

B/04/0781 Single storey detached garage.
Granted – 05/01/2005.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2011-2036)

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) are relevant to this application:

- Policy 2: Development Management; and
- Policy 3: Design of New Development.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2021)

At the heart of the 2021 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision-making; and
- Section 12: Achieving well-designed places.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Environmental Health have no objection but have requested that the hours of opening be conditioned in the interest of residential amenity.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) have no objections.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key planning issues in the determination of this application are:

- Impact on the character and appearance of the area;
- Impact on residential amenity; and,
- Flood Risk.

Design of the proposal and impact on the character and appearance of the area

Policy 2 of the SELLP indicates that developments will be permitted which will not have harmful impacts upon the character and appearance of the area. Policy 3 states that all developments

must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

This application is for change of use and no external changes are proposed. Given the low scale amount of activity, it is considered that the proposed change of use of the rear single storey extension will not harm the character or appearance of the local area.

To conclude it is considered that this proposal is in accordance with SELLP policies 2 and 3.

Impact on residential amenity

Policies 2 and 3 of the SELLP seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

Paragraph 130 of the NPPF (2021) seeks, amongst other things, to create places that are safe, inclusive and accessible and which promote health and well-being. A high standard of amenity is advocated for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

There are no external changes proposed to the application site. There will be addition vehicle movements on the site as a result of the proposed use. However, given the modest scale of the proposed activity, one staff member and an appointment system for customers, it is considered that the impact this proposal will have will not be harmful to the amenity of these neighbouring properties.

Neighbouring properties either side of the application site were notified and a site notice erected adjacent to the site. No letters of representation have been received.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP Policies 2 and 3.

CONCLUSION:

To conclude this proposal is considered to be an acceptable form of development that accords with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036 and Sections 4 and 12 of the NPPF (2021).

RECOMMENDATION:

GRANT Full Planning Permission subject to the following condition(s) and reason:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1	The development hereby permitted shall be begun before the expiration of four years from the date of this permission. Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2	<p>The development hereby permitted shall not be carried out except in complete accordance with the following details shown on the submitted plan(s):</p> <ul style="list-style-type: none"> ▪ Site Location Plan ▪ Supporting Statement <p>Reason: To ensure that the development is undertaken in accordance with the approved details, in the interests of residential amenity and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.</p>
3.	<p>The use hereby approved shall only take place between the hours of 0930 Hours and 1730 Hours Mondays to Fridays and Saturdays between the hours of 0930 Hours and 1430 Hours and at no time on Sundays or on public holidays.</p> <p>Reason: In the interests of the amenity of nearby residents in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan 2011-2036.</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE	
<p><u>STATEMENT OF PROACTIVE WORKING:</u></p> <p>In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>	