

**PLANNING  
COMMITTEE**

10th June 2015

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**Planning Application 2015/093/COU**

**Change of use of garage to dog grooming salon.**

**73 Feckenham Road, Astwood Bank, Redditch, B96 6DE**

**Applicant: Mrs Karagh Crane**  
**Expiry Date: 6th May 2015**  
**Ward: ASTWOOD BANK AND FECKENHAM**

**(see additional papers for Site Plan)**

The author of this report is Sarah Hazlewood, Planning Officer (DM), who can be contacted on Tel: 01527 881720 Email: sarah.hazlewood@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The site comprises a detached single storey single flat roofed garage situated to the side of and slightly set back from the front of 73 Feckenham Road. The dwelling is semi-detached and located in a backland position to the rear of properties that front Feckenham Road. Access is via a private driveway which serves 73 and 75 Feckenham Road.

**Proposal Description**

The application seeks the change of use of the garage to a dog grooming salon. It is intended that the occupier of 73 Feckenham Road will operate the proposed business. In order to facilitate the conversion a series of internal works are required, such as the installation of a shower and water heater and the replacement of the existing garage door with a window and door, none of which require planning permission in their own right. The hours of operation sought for the use are 9am – 6pm, Monday – Saturday.

**Relevant Policies:**

CS07 The Sustainable Location of Development  
BRA08 Development at Astwood Bank

**Relevant Planning History**

1988/281/FUL	First Floor Extension	Granted	08.07.1988
1981/495/FUL	Extension For Utility Room	Granted	20.01.1982

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## **Consultations**

### **Highway Network Control**

Considers that the traffic movements associated with the proposal would not cause significant harm therefore has no objection to the grant of permission.

## **Public Consultation Response**

Two objections have been received that raise the following matters:

- The access to the site is down a narrow drive with limited access and no turning
- Danger to the public from cars entering/exiting the driveway
- Increase in noise from the proposed development would ruin the calm environment of the neighbourhood
- The business is more suited to being established in a commercial area where there will be no restrictions on traffic or effects from the additional noise from the animals.
- There will be problems with drainage as this is shared with other properties.

## **Assessment of Proposal**

The application site is not allocated within the Borough of Redditch Local Plan No. 3 for any particular use, however as the site is within the urban area the proposed use is considered acceptable in principle and would accord with Policy CS.7 of the Borough of Redditch Local Plan No. 3. Furthermore, Policy B(RA).8 seeks to restrict development within Astwood Bank to that within the settlement boundary and to the conversion of existing buildings. The proposal would therefore comply with these requirements.

Having sought further clarification from the applicant relating to the intensity of the proposed use also having regard to the proposed hours of operation it has been confirmed that a maximum of 3 clients a day will visit the site. This is based on the maximum time a single dog could take to be groomed being 2-3 hours. The applicant is content to have a condition attached to any permission which would restrict the number of clients visiting the site.

Controlling the number of clients visiting the site would have the benefit of restricting the number of potential car movements to and from the application site. Whilst it is appreciated that the access to the site is via a single track this has to be weighed against the potential number of car movements that would result from the proposed business and those that could occur ordinarily with the property in use as just a dwelling. Furthermore, paragraph 32 of the NPPF states that development should only be refused on transport grounds where the cumulative impacts are severe. In this case the proposal is not considered to have a severe impact on highway safety given the proposed intensity of the use and given that the highway authority are not objecting to the proposal it is considered unreasonable to refuse planning permission on this basis.

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In terms of the impact on residential amenity, a similar assessment is required, insofar as the applicant and anyone surrounding the site could own a number of dogs without needing planning permission. Again by restricting the number of clients visiting the site, this would restrict any significant noise emanating from the site to the levels that could reasonably be expected as a result of the occupiers of the dwelling owning their own pets.

It is considered reasonable and necessary to control the proposed client numbers by conditions given that the site is within a predominantly residential area in order to protect the residential amenity of occupiers of nearby dwellings. Furthermore, for similar reasons conditions are also recommended in order to restrict the hours of operation of the business and to ensure that the business is not severed from the dwelling at 73 Feckenham Road or that is it not operated by someone who does not occupy 73 Feckenham Road.

**Conclusion**

Your Officers have considered the three dimensions to achieving sustainable development and, having taken into account the consultation replies and third party representations and the active role required of planning to guide development to sustainable locations, are of the view that the proposal would represent sustainable development and be unlikely to cause significant harm to amenity and therefore should be granted.

**RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:**

1. The proposal must be started within 3 years from the date of this notice.

Reason: To comply with National Legislation.

2. The proposal shall be carried out as shown on the plans, schedules and other documents listed below:

Location Plan

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with Policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

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3. The use of the garage building as a dog grooming salon shall be used by the occupier of 73 Feckenham Road only and not severed from this dwelling and/or operated as a separate planning unit without the prior consent of the local planning authority.

Reason: To ensure that any further development on the site is brought under planning control to make sure that character and appearance of the area is protected and in the interests of highway safety in accordance with Policy B(BE).13 of the Redditch Borough Local Plan Number 3.

4. A maximum number of three clients shall be able to visit the site in any one day.

Reason: To make sure that the living conditions of existing and future neighbours are not harmed by the development and in the interests of highway safety in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan Number 3.

5. The dog grooming business shall operate between the hours of 9am and 6pm Monday to Saturday only. There shall be no working on Sundays or Bank or Public Holidays.

Reason: To make sure that the living conditions of existing and future neighbours are not harmed by the development, in order to comply with Policy B(BE).13 of the Borough of Redditch Local Plan Number 3.

**Procedural matters**

This application is being reported to the Planning Committee because two (or more) objections have been received.