

The application is for full planning permission for the erection of a detached outbuilding to be used for a dog grooming business.

The application site is located within the Major Urban Area of Newcastle as indicated on the Local Development Framework Proposals Map.

The 8 week period for the determination of this application expires on 11th August 2017.

RECOMMENDATION

PERMIT, subject to conditions relating to the following: -

- 1. Standard Time limit for commencement of development**
- 2. Approved plans**
- 3. Hours of use**
- 4. Refuse storage and collection arrangements**

Reason for Recommendation

The building would not appear out of keeping with the character of the dwelling or the residential area and there would be no material adverse impact upon highway safety or residential amenity as a consequence of the operation of the dog grooming business subject to conditions imposing certain restrictions.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

This is considered to be a sustainable form of development and complies with the provisions of the National Planning Policy Framework.

Key Issues

This is an application for full planning permission for the erection of a detached outbuilding to be used for a dog grooming business. The application site is located within the major urban area of Newcastle as indicated on the Local Development Framework Proposals Map.

The key issues in the determination of the application are:

- The design of the development
- The impact upon residential amenity
- Impact on highway safety

The design of the development

Paragraph 56 of the National Planning Policy Framework states that good design is a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people.

The proposed outbuilding would measure 3.7m x 4m in plan (including an enclosed veranda area) with a maximum ridge height of 2.4m. The materials would comprise timber with a felt roof. The building would be sited to the bottom of the rear garden of the dwelling adjacent to the rear fence. It would have the appearance of a typical garden summerhouse and would not appear out of keeping with the character of the dwelling or the residential area.

The impact upon residential amenity

The National Planning Policy Framework states within paragraph 9 states that pursuing sustainable development involves seeking positive improvements in peoples quality of life, including improving the conditions in which people live, work, travel and take leisure. The impact upon the amenity of surrounding residents has to be taken into consideration. Paragraph 17 sets a core planning principle that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The applicant proposes to use the outbuilding for a dog grooming business. Information submitted with the application states that a maximum of 4 dogs are to be groomed per day, with just one dog at the property at any one time. The hours of operation are to be between 09.00 and 18.00 Monday to Friday and between 09.30 and 13.00 on Saturdays.

The use of appointment slots and the limited size of the outbuilding would ensure that only one dog at a time could be groomed and on this basis, it is not considered that the impact on the neighbouring properties due to noise or disturbance would be significant. The Environmental Health Division raises no objections to the proposal subject to the imposition of conditions. It is not considered that any objection could be sustained on the grounds of impact on residential amenity.

Impact on highway safety

The application property is located within a quiet cul-de-sac. There are two parking spaces within the curtilage of the dwelling. Given that a maximum of 4 dogs are to be groomed at the property on any given day, and that each would involve a customer dropping off and picking up their dog for a two hour appointment, it is not considered that the proposed business would generate a significant amount of traffic movements. The Highway Authority has no objection to the proposal and it is not considered that an objection could be sustained on highway safety grounds.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision:-

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy

Policy CSP1: Design Quality

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy T16: Development – General Parking Requirements

Other Material Considerations include:

[National Planning Policy Framework \(NPPF\) \(2012\)](#)

[Planning Practice Guidance \(PPG\) \(2014\)](#)

[Supplementary Planning Guidance/Documents](#)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document \(2010\)](#)

[Relevant Planning History](#)

None

[Views of Consultees](#)

The **Environmental Health Division** has no objections subject to conditions regarding hours of use and refuse storage and collection arrangements.

The **Highway Authority** raises no objections.

[Representations](#)

None received to date

[Applicant's/Agent's submission](#)

The application forms and plans have been submitted. These documents are available for inspection at the Guildhall and searching under the application reference number 17/00472/FUL on the website page that can be accessed by following this link

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00472/FUL>

Background papers

Planning files referred to

Planning Documents referred to

Date report prepared

4th July 2017