
Site Address: 203 - 203a London Road, Cowplain, Waterloo, PO8 8ER

Proposal: Proposed use of premises for mixed use comprising residential and cattery uses, including construction of 1No. cattery building to the rear of No.203 and 1No. cat pen block, 1No. cat chalet and 1No. reception/office building to rear of No.203a.

Application No: APP/17/00334

Expiry Date: 23/06/2017

Applicant: Mr & Mrs B Luter

Agent:

Case Officer: David Eaves

Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

203 and 203a London Road, Cowplain are detached bungalows (203a has a room in the roofspace) located to the western side of the A3 London Road. Both properties have areas of hardstanding to the front and sides of the dwellings.

At the rear the properties have long rear gardens including a number of small outbuildings. The garden of 203 is in part reduced in width by the garden of the property to the south which steps partly into the rear of 203. To the rear is an area of land with trees which appears to be used as an extended garden area.

2 Planning History

08/73307/000 - Single storey side and rear extensions. Loft conversion including raising of roof and dormers to front and rear., PERM,27/10/2008

APP/15/00890 - Fell a group of 6No. Willows situated to rear of 199 and 201 London Road, Waterloo; cut back all overhanging vegetation upto the Woodland Trust boundary on all trees within 5m of buildings along boundary with 203 London Road, Waterloo. All trees subject to TPO 1092., PERM,01/10/2015

3 Proposal

Proposed use of premises for mixed use comprising residential and cattery uses, including construction of 1No. cattery building to the rear of No.203 and 1No. cat pen block, 1No. cat chalet and 1No. reception/office building to rear of No.203a.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)
CS20 (Transport and Access Strategy)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Crime Prevention -Minor Apps

No comments received

Economic Development

No comment on this application

Environmental Health

No comments received.

Highways Engineer

Revised scheme comments:

The amended details are acceptable providing the appointment system is conditioned including the use of the two drives for delivery and turning.

Original Comments

The highway frontage to the site has double yellow lines and a loading and unloading ban so legal parking is not allowed.

It is important that clients dropping of their cats can park and turn on site to ensure that vehicles enter London Road in a forward gear.

I would ask for further information on the use of the parking area within the front of the two buildings i.e. will they be used simultaneously or would they be used independently and how this fits within the details of the appointment system.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2 objections

Comment	Officer Comment
Several ideas that might need to be looked at:	

Residential Area Main road Yellow lines both side of road Speed limit 30mph but often not enforced Residents using drives emerging into road 2 new building areas within 100m either side Noise at night Insufficient area for parking of clients Bus Route	Addressed in part 7 of this report
This comment is sent on behalf of the Waterloo and District Residents' Association. Members of the Association consider the proposal for a cattery at numbers 203 -203a London Road, Cowplain to be inappropriate for the following reasons: the property is in a residential area and therefore noise and smells may affect adjoining properties. Additionally, vermin and foxes could be attracted to the area.	Addressed in part 7 of this report

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (v) Highways and parking issues
- (vi) Trees

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. It is recognised that the site is located in a primarily residential area and therefore any commercial use needs to be appropriate to such an area and this is considered further below.

(ii) Impact upon the character and appearance of the area

The applicant has provided detailed supporting information in relation to the operation of the cattery.

The proposal is a joint venture between the two properties with the business registered at 203a. There would be a total of 10 pens across both gardens.

The proposals have been reduced in scope such that the number of buildings/pens are now limited to 4, three to the rear of 203a with the other in the rear of 203 as

detailed below:

203a

Double pen block with a total of 6 units (max 12 cats if fully occupied).

Chalet style pen (max 4 cats if fully occupied)

Reception building - would also provide storage for food and litter and include a sink, washing machine and tumble dryer.

203

Double pen block with total of 3 units (max 6 cats if fully occupied).

At full capacity a maximum of 22 cats with a maximum of 10 owners at any one time as only cats from the same family can share a pen. There would be a minimum stay of 3 days.

No areas of the houses would be set aside for business use.

There would be no additional employees.

In terms of the physical impacts from the buildings it is considered that their siting to the rear of the properties together with the modest size and height of the structures and their positions within the gardens would minimise any visual impacts such that they are acceptable in the context of the mainly residential area.

The use would introduce a greater level of activity to the rear of the properties with clients dropping off and picking up cats from the site. It is noted that the applicants intend to operate an appointment system such that arrivals and collections are timed to be on a one client at a time basis and between the hours of 9am and 1pm Monday to Friday. Supplies will also be picked up by the residents from wholesalers so there should be no other deliveries. It is considered that this type of operation would result in an acceptable level of activity at the site.

The impact on the character and appearance of the area is therefore considered acceptable.

(iii) Impact upon residential amenity

With regard to the impact on residential amenity, it is considered that the revised application when taken together with the operational information supplied would help to minimise impacts beyond the site.

The closest properties are No. 201 and 205 London Road. No 201 appears to have acquired a part of the original rear garden to No.203 and there is a large outbuilding situated within this area. The closest part of the proposed cattery is to the rear of this building and sited well away from the main dwelling. This relationship is considered to be acceptable.

No.205 is located to the north of 203a and is set back on its plot. The proposed cattery buildings would be set off the common boundary with this property and whilst there would be some extra activity from the use including people dropping off and picking up cats this is not considered likely to cause unacceptable disturbance due to the relatively limited intensity of the use and the proposed operation as set out by the

applicant.

In relation to noise the applicant has confirmed that noise is unlikely to be a significant factor and insulation to the pens will be provided to further reduce potential for noise. Providing that suitable cleaning regimes and storage is provided it is not considered that rodents or other vermin are likely to be a concern.

Overall, it is considered that subject to conditions the proposal would have a limited and acceptable impact on neighbours residential amenities.

(iv) Highways and parking issues

During the consideration of the initial proposal concerns were raised by the Development Engineer (Highways) with regard to access to the site. The scheme has been reduced in terms of the intensity of the cattery use and further information has been provided by the applicant in relation to the booking system for drop off and pick up by clients.

Whilst it is acknowledged that the frontage parking and turning to both properties is limited and that London Road is a busy main road, it is considered that subject to suitable management of the business and adherence to the submitted operational regime the use would have an acceptable impact on the safety of the highway and provide suitable parking for residents and clients. The Development Engineer (Highways) has raised no objection to the proposal subject to conditions.

(v) Trees

In relation to trees, the scheme has been amended partly in order to avoid impacts to the root protection zone of a large Oak tree to the rear of 203 London Road. The development now has no impact on significant trees.

8 Conclusion

In conclusion, the proposed development is considered acceptable in principle and would not result in harm to the character and appearance of the area. Subject to conditions the proposal would have an acceptable impact on neighbours amenities and on highway safety. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00334 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Supporting Statement dated 7th August 2017
Location Plan ref: #00210534-78BBA4
Block Plan Serial No. 00079000
Site plan received 9th August 2017
Double Pen Block rear of 203 London Road isometric elevations -rear and side without roof received 9th August 2017
Double Pen Block rear of 203 London Road isometric elevations - rear and side with roof received 9th August 2017
Double Pen Block rear of 203 London Road External elevations - rear and side with pavings received 9th August 2017
Double Pen Block rear of 203 London Road - view from rear of house received 9th August 2017
Elevations of Double Pen Block rear of 203 received 11th April 2017
Elevations of cat pen block, Cat Chalet and Reception/Office rear of 203a received 11th April 2017
Parking/Turning Plan received 12 July 2017
Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be operated in accordance with the details provided in the Supporting Statement dated 7th August 2017 submitted in association with this planning application unless otherwise agreed in writing by the Local Planning Authority.

In particular the following restrictions/modes of operation shall be applicable:

- A maximum number of cats at any one time shall not exceed 22;
- Drop off or collection of cats from the site by clients shall only take place by appointment with a maximum of one appointment at any one time;
- The Drop off or collection of cats from the site by clients shall only take place between Monday to Saturday inclusive and between the hours of 9.00am and 1.00pm;
- Space shall be kept available for the turning of vehicles within the site such that cars can enter and leave in a forward gear;
- No commercial vehicle deliveries of supplies for the cattery shall be made to the site;
- Cleaning and waste disposal shall take place in the manner specified.

Reason: In the interests of the amenities of the area and neighbouring residents and to ensure adequate parking and turning facilities are available to clients using the cattery having due regard to policies CS16, CS20, DM10, DM13 and DM14 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be used only for a Cattery only, and for no other purpose whatsoever. The Cattery shall only be operated by the occupants of 203 and 203a London Road Cowplain and no additional staff shall be employed at the premises in association with the Cattery use.
Reason: To ensure that the use has an acceptable impact on the residential amenities of adjoining residents and in the interests of highway safety having due regard to policies CS16, CS20, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No burning of cat litter, waste food or other waste associated with the cattery hereby permitted shall take place at the site.

Reason: In the interests of the amenities of nearby residents and to prevent air pollution having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 6 Prior to the first use of the site as a cattery details of insulation/noise reduction measures shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the first use as a cattery and subsequently maintained in accordance with the approved details.

Reason: In the interests of the amenities of nearby residents having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.