
Case Number	17/05237/FUL
Application Type	Full Planning Application
Proposal	Erection of a detached outbuilding for use as a cattery
Location	28A School Green Lane Sheffield S10 4GQ
Date Received	21/12/2017
Team	West and North
Applicant/Agent	Mr James Ansell & Miss Amy Wakefield
Recommendation	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Approved/Refused Plan(s)

2. The development must be carried out in complete accordance with the following approved documents:

Proposed Block Plan: Ref SH78 Number 05 Rev A received 21st December 2018

Proposed Plans and Elevations received 21st December 2018

Environmental Noise Survey: Report No.REG/6944/A received 21st December 2018

Noise Management Plan received 14th March 2018

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

Other Compliance Conditions

3. No customer shall be permitted to be on the premises outside the following times: 0900 hours to 1730 hours Mondays to Saturdays. For the avoidance of doubt no customer shall be permitted on the premises on any Sunday or any Public Holiday.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property

4. The cattery shall not be used, sold or let separately from the property at 28A School Green Lane, Sheffield, S10 4GQ.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

5. The building shall be used for the purposes of the boarding of cats only and shall not be used for the boarding of any other animals without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of the locality and occupiers of nearby property.

6. No more than 12 cats shall be accommodated within the cattery at any one time.

Reason: In the interests of the amenities of the locality and occupiers of nearby property.

7. No pressure water cleaning in connection with the cattery business shall take place.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

8. No external lighting shall be installed within the rear garden of the site unless details of such lighting, including the intensity of illumination, have been first submitted to, and approved in writing by, the Local Planning Authority. Thereafter the external lighting that is installed shall accord with the approved details.

Reason: In the interests of the amenities of the locality and occupiers of nearby property.

9. The waste bin shall only be stored in the location shown on the plan shown on page 12 of the Noise Management Plan received 14th March 2018.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

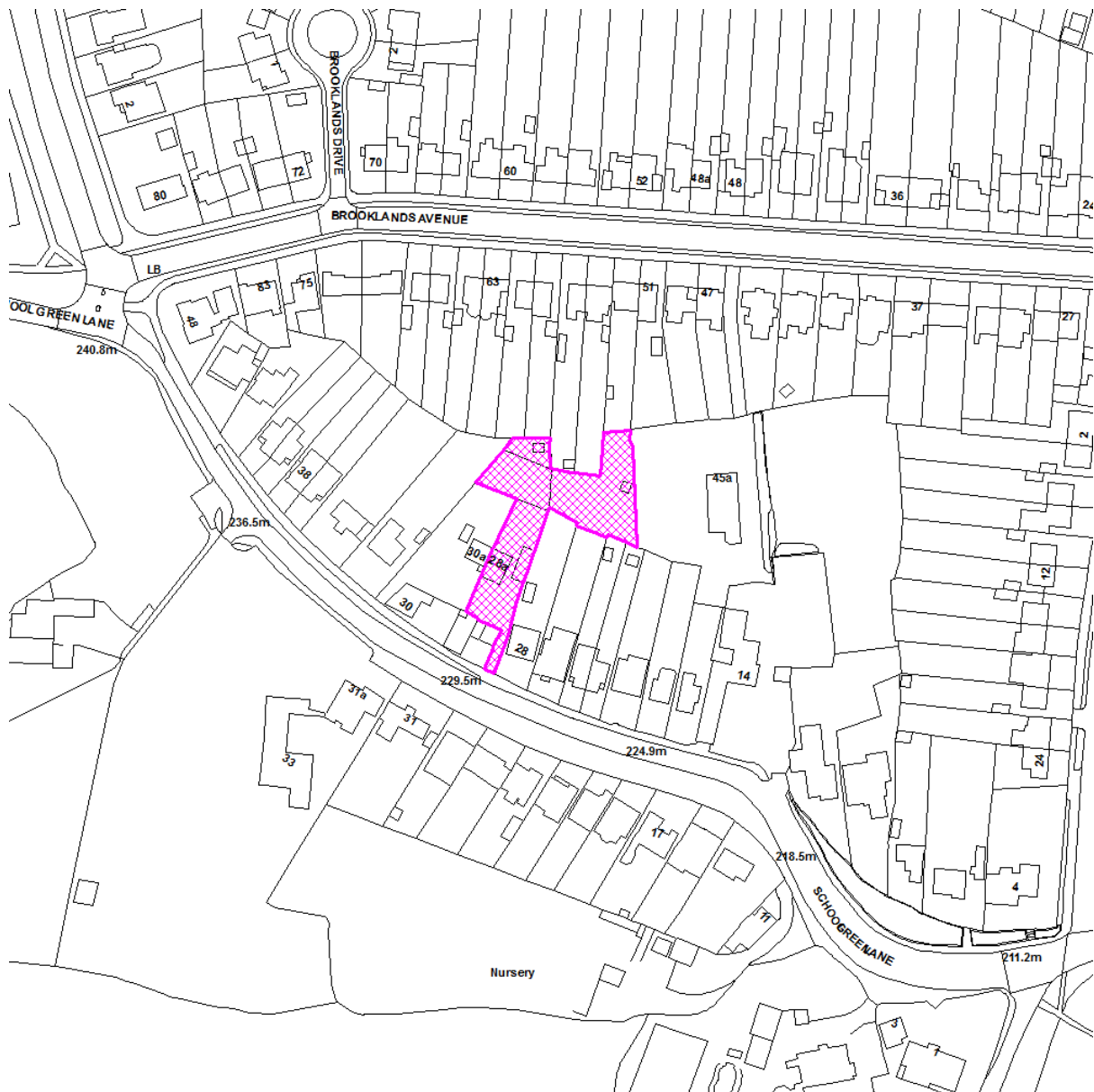
10. Amplified sound or music shall only be played within the enclosed areas of the cattery building and shall not be played at above background levels, nor shall loudspeakers be fixed externally nor directed to broadcast sound on the site at any time.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
2. Asbestos containing materials may be present within the soils and we would therefore recommend due caution during any earthworks for this development. Should you encounter any asbestos containing materials during excavations, the handling and fate of such shall be in accordance with all current legislation and guidance

Site Location



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LOCATION AND PROPOSAL

The application site relates to a semi-detached dwellinghouse that is located off School Green Lane, accessed via a shared driveway. The property is setback from the established building line of the street and is located to the rear of a stone outbuilding which forms ancillary accommodation to a Grade II Listed dwellinghouse (No.30) on School Green Lane. The property has a large rear garden which is effectively in two forms. The main garden land runs parallel with the gardens of No.30a and No.28 School Green Lane, however there is a section of garden area beyond which runs from the rear of No.30a up to the rear garden of No.22 School Green Lane. This garden area also backs onto the rear gardens of a number of properties located on Brooklands Avenue. Land to the front of the property (behind the ancillary building mentioned above) has been excavated to form a larger parking area and the house also benefits from a detached garage to the side. This parking area was granted planning permission under reference 17/04368/FUL in connection with the existing residential use.

This planning application seeks full planning permission for the erection of a detached outbuilding for use as a cattery.

The applicants are proposing to utilise the Longcroft Luxury Cat Hotel franchise. This company has a number of catteries around the country. The submission states that the business provides low-key, high quality, niche service for cat owners and their catteries are designed to cater for small numbers of cats.

The building is to be located at the top end of the rear garden and would be sited mainly to the rear of the rear boundary of the attached neighbour (No.30a).

The submitted plans indicate that the building would be rectangular in footprint with a shallow mono-pitched roof. The footprint of the building would be 9.33metres by 4.34 metres. The maximum height would be 2.4 metres with the eaves being 2.1 metres.

The building would have 6 pens, housing up to 12 cats, though only cats from the same household would be housed within the same pen. Each pen has a 'sleeping area' and an 'exercise' area, though the cats are at all times enclosed and would not be allowed to roam outdoors. The application submission states that the opening hours would be from 0900 hours until 1730 hours and no staff are to be employed. The owners living within the property would run the business.

RELEVANT PLANNING HISTORY

17/04368/FUL - Excavation of front garden to provide an off-street parking area including the erection of retaining walls and access steps –
This application was for additional parking provision for to the front of the house to serve the dwelling. It was subsequently granted conditionally

SUMMARY OF REPRESENTATIONS

Immediate neighbours were notified of the planning application by letter. Two site notices were also displayed on 2nd February 2018, one on School Green Lane and the other on Brooklands Avenue to give wider publicity.

An immediate neighbour to the application site who lives on Brooklands Avenue informed the Council that they had not received a notification letter. An apology was made to the neighbour, a site visit was undertaken at their property and it was confirmed that their written comments would be taken into consideration as part of the application process.

49 letters of representation have been submitted in total. Only one round of formal notification has been undertaken, however 41 letters were originally submitted and a further 8 letters were submitted following the submission of a further noise report. The comments will be separated into two rounds for clarity.

First round

Councillor Sue Alston:

- Local Councillors have been approached about this application from several concerned residents.
- The proposal raises concerns about a business that requires access, mostly by car, to a residential property set behind other residential properties.
- Vehicles accessing the car park would have a negative impact upon residents at No.30A and No.28.
- Should customer park on the road, it should be noted that the lane is narrow.
- If the application is agreed, clear guidance about opening hours should be included in conditions.
- There are concerns over possible future expansion of the business and if agreed, conditions should restrict to boarding of cats only.

35 letters of objection received which are summarised below:

Use

- There are several catteries within a couple of miles of each other and there this one is unnecessary.
- Other catteries are in rural locations, not residential areas.
- School Green Lane is a quiet residential area with no business requiring visiting traffic.
- The business will significantly change the character of the area.
- The business to house 6 cats could lead to expansion.
- It sets a precedent for other similar commercial activities in the area.
- The opening hours will be more like a 24/7 operation because of the activities of the cats and attendant services.
- The applicant's supporting statement contends that there is additional needs for a cattery, however as the applicants have not yet moved into the property, hardly qualifies them to assess the community's needs.

Impact upon neighbours

- Impact upon neighbouring privacy and security
- Cats are not quiet animals and will make constant noise, causing reaction from two very noisy neighbouring dogs.
- Noise from cats, notably when they are not familiar with other cats would be apparent to neighbouring gardens and properties.
- It is understood the building will be soundproofed, but what about when the cats are outside.
- Noise from cats will be intermittent, likely at night and would be tonal. Noise doesn't need to be loud in decibel to be annoying.
- The cats and their smell, would cause agitation to neighbouring dogs.
- Noise from vehicle movements and pedestrians accessing the site, notably to No.28.
- The neighbourhood is currently quiet and peaceful, noise from cats, delivery vehicles or cleaning by pressure washers will be very noticeable and disturbing.
- Concerns that cat waste will have strong and unpleasant smells and storage of waste will attract vermin.
- There have been rat infestations in local gardens last year.
- The use will increase number of visitors, increasing both pedestrian and vehicular movements and thus increasing emissions.
- Users of the drive, both pedestrian and vehicles would pass in front of a bedroom window of neighbouring bungalow and would be in proximity to a bathroom window, kitchen window and conservatory.
- Customers could visit the premises outside of agreed hours to collect their cat.
- The submitted fact sheet does not take into account cat owners wishing to inspect the premises prior to leaving their cat and thus will add to potential visits, neither does it consider that cats often have shorter stays.
- The fact sheet does not take into account passing trade or 'pampering sessions' as advertised by the franchise either.
- The fact sheet does not take into account deliveries or collection of waste.
- The fact sheet states none of the existing Longcroft catteries have received a complaint from a local authority or neighbour – contacted neighbours stated that when a house is for sale, the seller has to specify whether there is a dispute with a neighbour and thus this would affect the saleability of the house.
- The Summer House is on a site of a WWII Anderson Shelter and the area around contains asbestos. Disturbing this would lead to health risks.
- Customers when viewing the premises will be able to overlook neighbouring gardens.
- Jet washing of pens, car doors slamming and car alarms will create unacceptable noise for neighbours.
- Concerns over security, as a cat hotel gives burglars an excuse for being on a driveway and an opportunity to steal.
- Boutique cat hotels are commonly used by more affluent cat owners, sometimes having pedigree cats. This would increase potential for theft and

crime, therefore CCTV and floodlighting would be required and most probably razor wire on the fencing.

- Badgers are known to damage fences and will be attracted to the site.
- Foxes shriek as a mating call.
- Whilst the applicant state they will maintain cleanliness, the potential for vermin which could harm neighbours should not be risked.
- Cat urine is pungent; wind will exacerbate smells to houses on Brooklands Avenue.
- The methodology of the acoustic report is out of date and is to address industrial/commercial noise.
- Whilst odour can be controlled by good management, concerns what systems in place to address potential concerns, which would be awkward to deal with retrospectively.
- Concerns that other cats will be attracted to the area, increasing noise and odour concerns.
- Comings and goings above a normal domestic use.
- Noise from customers visiting, vehicle movements, day to day management e.g. cleaning.
- No.30A's main seating area is to the front, adjacent to parking area, and therefore will be disturbed by raised voices, engine noise and emissions.
- The proposed cattery building is up to the northern boundary of No.30A's and will be more centrally opposite than the applicant's own property.
- The noise survey is relevant to Welwyn Garden City, which does not reflect this area.
- Neighbours are already concerned, anxious at the proposal.

Animal Welfare:

- Concerns that neighbouring bonfires and fireworks will cause distress to the cats.
- Anxiety caused from badgers and foxes attracted to the site.

Design and character of area

- Concerns over signage to street frontage.
- The use will be adverse to the character of the area.

Highways issues

- Additional visitors creating parking problems and road safety issues given there are no visibility splays on the vehicular access adjoining School Green Lane.
- The driveway is shared with No.28.
- The recently excavated area to increase the parking provision will increase usage of the driveway.
- The applicants, nor the neighbours at No.28 can prevent customers using the shared access or parking in front of the property.
- Limited visibility when exiting the driveway, restricted by boundary walls, raising concerns to potential injury or harm to pedestrians.

- Reference made to Northern Ireland Development Control Advice Note 15.
- The intensification of the use of the access is inevitable.
- The applicant's assertion indicates a 42.85% intensification of use of the access and the fact sheet from the franchise indicates an 85.71% intensification of use. The experience of neighbours to existing catteries would suggest this to be considerably more.
- Customers and drivers delivering goods will use the car park to the front, and will be unfamiliar with the narrow and dangerous access onto School Green Lane.
- School Green Lane is used by many pedestrians, notably those going to visit Forge Dam.
- There is only one footpath on School Green Lane, and the shared drive crosses this footpath.
- Vehicles rely on pedestrians seeing cars leaving the shared driveway.
- School Green Lane is heavily used at peak times and vehicles travel at speed down the road.
- There is no guarantee that staff will not be employed or that supplies will be delivered to the property in the future, adding the vehicular movements and road safety concerns.
- There is limited on-street parking and customers will likely park on the road rather than enter through the narrow shared driveway.
- On-street parking would affect highway safety.
- Disabled neighbour has encountered two 'close-shaves' with vehicles emerging unexpectedly from the drive.
- If two cars meet on this driveway and need to reverse, danger to pedestrians would increase.
- There is no obvious numbering indicating the location of the property.
- The walls to the front of the drive are not owned by the applicant and therefore signage cannot be placed to the front of the driveway. Lack of signage will exacerbate hazards, with potential customers being unable to easily locate the site.
- On-street parking is limited, potential customers may block driveways causing antagonism.
- On-street parking would impede and obstruct the view of emerging traffic.
- It's fair to say 50% of customers would travel down School Green Lane – to enter in this direction, one would have to conduct a goose-neck manoeuvre, meaning one would drive on the other side of the road for a short period.
- It is only a matter of time before an accident occurs, should that be the death of a child, then it would be on the conscience of all involved in granting the application.

Miscellaneous

- The fact sheet provided by the application contradicts the submission from the Longcroft Group with regard to number of visits anticipated.
- Neighbour has written to neighbours of other Longcroft Group. One neighbour responded with concern over smell and vermin. The neighbour reported smell of urine and noise from power washing. Few complaints over noise at night.

- Neighbours to existing Longcroft Catteries state the fact sheet submitted with regards to visits per week is massively understated.
- Supporting comments are from people not from the local area, whom will not be aware of the road safety problems.
- There is a covenant on the land that states no business, work or industry must take place on these premises.
- The application is no surprise, previous application (17/04368/FUL) for extension to parking area was a forerunner, in an attempt to obtain planning permission by stealth.
- Estate Agent has advised that a minimum of 10% will be taken off house prices in the local area.
- Unreasonable that an incoming resident can ride roughshod over the character of an established residential area.
- The proposers of the cattery are already directors of a pet business.
- Other than personal business benefit, there is no community benefit to this project, only loss.
- Trees have been felled in anticipation.
- Concerns whom will police the matter if conditions or opening hours aren't adhered to.

Procedural matters

- Objection to not receiving a notification letter informing of the planning application.
- The applicant's submission is little short of bullying.
- Concerns that consultee comments have been submitted prior to a number of the objections being received, meaning not sufficient time to review the objection comments before offering advice.

6 letters of support:

- Sheffield is in need of such a cattery, which offers a luxurious service.
- Never been satisfied with the current catteries in Sheffield.
- It would make a huge difference if Longcroft Cat Hotel were available in local area.
- The cattery would offer grooming and administer medications as required by certain cats, something which other catteries often overlook.
- The cattery would offer a high level of love and care.

Following the submission of further information with regards to the noise assessment, 7 letters of objections and 1 neutral have subsequently been received.

These are summarised as follows:

Highways:

- Heavy Vehicles in excess of 7.5 tonnes would be likely to visit the cattery to remove waste. This would be in direct conflict with the Council's Policy to

restrict heavy goods vehicles using the Mayfield Valley under a Traffic Regulation Order.

- Heavy vehicles would be unable to negotiate the driveway, meaning waste would have to be pulled past No.28, whilst the vehicle obstructs the narrow roadway outside.
- Signage would not appear against the roadway, as it would have to be on the applicant's land, meaning traffic problems as customers attempt to find the location of the cattery.
- Longcroft specify that the site is accessed by a driveway, deflecting the fact that the access is a shared driveway.
- School Green Lane is a quiet residential neighbourhood, some distance away from airports, stations and motorways. The site is a garden corridor and the location does not fit with the established criteria of the Longcroft chain.
- The local speed limit is 30mph, but this does not negate the risk to pedestrians and road users from vehicles using the shared driveway.

Character of area:

- The pink sign would affect the setting of the Grade II Listed School House adjacent.

Residential Amenity:

- The modifications to the original building spec may be for the guests comfort, keeping noise out, rather than for containment of noise.
- The noise levels cited are assumptive only.
- The procedures for night-time management of noise and lighting will neither eliminate nor minimise noise breakout.
- The trees and shrubs have been removed, therefore no buffering in place.
- Music is to be played to the cats all day and the pens are open, therefore noise cannot be controlled in this way.
- Concerns over odour and noise from the cattery – pressure washers
- The original report cannot be relied upon and therefore subsequent reports cannot be relied upon.
- BS 8233:2014 does not provide guidance on assessing effects of changes in the external noise levels to occupants of an existing building.
- BS 8233:2014 excludes noise from domestic animals.
- Residents could rightly expect much lower levels than 50dB and 55dB specified. BS 8233:2014 is the wrong approach; BS 4142:2014 is the relevant guidance.
- BS 4142:2014 measures the affected areas before and after development and if the difference is +1-dB then it is an indicator of significant impact. In Welwyn City, the use was existing.
- The report for Welwyn City is not relevant as the context is different - the site is located near airports etc and the assumption that if the area is noisy, a cattery will not make a difference. School Green Lane is a quiet residential area.
- The fact cats cannot see another will not prevent them being aware of others, they can smell.

- Cats in the open areas will see birds and thus the sound mitigation measures will be avoided by the cats, causing noise nuisance.
- The roof insulation will only mitigate night-time noise, when cats are locked away.
- The noise report fails to consider that neighbours enjoy their garden areas.
- The acoustic qualifications of the author of the Noise Report are not provided.
- Meowing is going to be intermittent and if the applicant wishes to argue that it will not be tonal, then a 1/3 octave band analysis should be provided to demonstrate.
- The LAFmax readings from the Welwyn report are indicative of a nuisance (91 dB, daytime). This would be being generated 5m from the closest garden. This is almost certain to cause substantial and material interference with the enjoyment of property
- The application is causing distress amongst locals who have lived in the area for many years.
- The cattery will attract vermin and exude odour.
- Concerns over cats wandering into neighbouring gardens.
- Concerns over customers overlooking neighbouring gardens.

Ecology

- Local wildlife would no longer remain in their habitats in gardens if cats are in proximity.

Animal Welfare:

- The double glazing will not prevent noise from fireworks etc which will cause distress to cats.

Other Matters:

- Explanation is required as to why modifications to the original design spec of 2010 are required.
- Page 4 of the Noise Report incorrectly shows the site on the opposite side of the road.
- Government announced (19/03/2018) further and enhance support to Neighbourhood Planning, giving local people a greater say in the development of their area.
- Neighbour has reiterated concerns that neighbour was excluded from neighbour notification.

Councillor Cliff Woodcraft has stated that further to comments made by Cllr Alston, the applicant needs to demonstrate that issues of noise, smell and hygiene will be properly assessed for a cattery in proximity to other dwellings.

PLANNING ASSESSMENT

National Planning Policy Framework (NPPF)

The National Planning Policy Framework attaches great importance to the design of the built environment and emphasises its role in contributing positively to making places better for people, whilst not attempting to impose architectural styles or particular tastes.

Local Plan Policies

The Sheffield Local Plan includes the Core Strategy and the saved policies and proposals map of the Unitary Development Plan (UDP). The UDP Proposals Map identifies the site as being within a Housing Area. UDP Policy H10 specifies that housing is the preferred use and also specifies a number of acceptable uses within housing areas. Catteries are not within a defined use class and therefore such a use is to be determined on its merits.

UDP Policy H14 relates to conditions on development in Housing Areas including matters of design, amenity and highway safety.

Also relevant are the following policies with regards to design are the following UDP policies:

- Policy BE5 'Building Design and Siting' also provides design guidance stating good design and the use of good quality materials will be expected in all new and refurbished buildings and extensions.

The following Core Strategy Policies are applicable:

- Policy CS74 'Design Principles' requires development to respect and take advantage of unique design characteristics within the local Neighbourhood.

Use

Catteries are not within a defined use class and therefore are not listed within the 'acceptable uses' under UDP Policy H10. The proposal is therefore assessed on its own merits.

The property would retain its residential use and would become a mixed use, with the cattery building being located within the rear garden.

Siting and location of building

The proposed cattery building would be located within the rear garden, predominantly being located to the rear of the rear boundary of No.30a and mainly to the rear garden of No.59 Brooklands Avenue.

The building is to be constructed from uPVC with glass panels and would have a polycarbonate roof. Low level energy lamps with diffusers are proposed offering low night light in sleeping areas and low energy lamps in the safety corridor. It is stated that the lighting is switched off in the evening times. The building would also include a wooden pergola to the exterior of the building, allowing for plants and seasonal hanging baskets.

The building would be set away from neighbouring boundary lines and would be relatively low in height at 2.4 metres at the highest point. Members should note that the building would not be visible from the street and it should also be noted that Part 1, Class E of the General Permitted Development Order (GPDO) allows the erection of outbuildings within residential gardens, providing that they are incidental to the enjoyment of the dwellinghouse.

Ultimately the proposed use is not ancillary to the residential use, however members should note that a similar outbuilding could be constructed in the location shown using current permitted development rights. Nevertheless, the building as submitted would not be visible from the street and would not be dissimilar to an ancillary outbuilding in a residential area. The proposed building is considered acceptable from a design perspective.

Residential Amenity

UDP policy H14 says that new development in housing areas should not cause harm to the amenities of existing residents.

Core Strategy Policy CS74 requires new development to contribute to the creation of successful neighbourhoods.

The building would be set away from all boundary lines, being located approx. 5 metres away from the rear boundary of No.30a and approx. 9 metres away from the rear boundary of No.59 Brooklands Avenue. The nearest point would be the corner of the proposed building being approx. 3.8 metres from the boundary with No.61 Brooklands Avenue. It is not considered that the building would be significantly overbearing or overshadowing to neighbouring properties or gardens given its relatively low height and the separation to all neighbouring boundary lines. Members should also note that a similar building could be constructed under Part 1 Class E of the GPDO.

Ultimately, it is the proposed use of the building which could have the potential to impact neighbouring properties. The potential impact to neighbouring property can be broken down into the following categories:

- Hours of Use
- Privacy
- Noise nuisance
- Odour & smells
- Waste Collection

Hours of use & movements

The submission states that working hours of 9am – 5:30pm are the standard operating hours for the business and that customers would arrive having booked a prior appointment. The submission also states that the business does not permit visits on a Sunday or any Bank Holiday. It goes on to state that there will be no dedicated deliveries to the site in respect of the business, as supplies are bought

during domestic shopping trips. A dedicated waste carrier would however visit the property once a week or fortnightly to collect waste.

The submission states that the average stay for a cat is ten days, though customers are known to leave their cats for longer periods. It is also stated that customers use Longcroft Hotels about 4 times a year.

The movements of customers to and from the cattery will ultimately vary, depending on the requirements of the customers and therefore customer movements will differ over time.

The submitted drawings show that the cattery building would have 6 pens capable of housing up to 12 cats (2 per pen). The cattery business states that their requirements specify that cats within the same pen would have to be from the same household and this is also a requirement of an Animal Boarding License. Should all the pens be full, this would mean usually 2 vehicular/customer movements per pen, one to drop the cats at the premises and another vehicular/pedestrian movement for collection. Ultimately, these movements will occur periodically and there will be a turnover of customers at different times. It would be unlikely that there would be a turnover of customers all at once and the submission states that bookings are taken via prior appointment which would limit the occurrence of customers attending concurrently. Members should also note that although the applicant submission states that no one would arrive without an appointment, there would be the potential for passing visitors to drop in to enquire to view the cattery. It is however considered that these instances would be likely to be low in occurrence.

Furthermore, in addition to the customers visiting the premises to drop off or collect their cats, appointments may also be made by prospective customers to view and assess the cattery prior to leaving their cats in care at the premises. In an instance when the cattery is full, then vehicle/pedestrian movements would be greater than that mentioned above should the applicants allow appointments to be made for viewings from prospective customers. Given that these viewings would also be via an appointment system, this would limit the propensity of customers attending concurrently.

The application submission states that in their experience at their other catteries that vehicular movements are on average of one car per day stopping for ten minutes at a time. This is in an instance when each pen is in use. Ultimately, this is only an average figure and customer movements will vary at different times of the year and at different times of the day.

Vehicular movements are not uncommon for a domestic property, with people driving to and from the workplace, friends and family visiting and vehicular movements for leisure purposes etc. Given the small number of cats to be housed within the cattery, it is not considered that the associated vehicular/pedestrian movements would be significantly dissimilar from a domestic use in this instance. Ultimately, there may be times when customer visits are above the average figure mentioned and there will be other times when there are no customer visits. A condition can be attached restricting opening times to those specified to limit any disamenity to neighbouring properties.

It is considered that the vehicular movements associated with the use would not be significantly different from that associated with friends and families visiting owners of a dwellinghouse.

No members of staff are proposed, as one of the owners is to run the business.

Ultimately, the hours of use specified are in relation to customer movements. Members should note that the general management and use of the site would also be undertaken outside of these hours. Assessment is therefore required in relation to potential harm to neighbouring premises over the whole period of the business. This will be discussed in the following sections.

Privacy

It is noted that there are concerns that customers visiting the premises will be able to look directly into neighbouring gardens and will be walking/driving in close proximity to neighbouring windows of No.28.

As discussed, it is considered that most movements will occur by vehicle, however if a customer parks on-street they will inevitably walk past No.28. It should be noted that customers would ultimately travel past these windows, however this will be only for short periods of time and would not be dissimilar to the occupants or visitors accessing the property as current. Ultimately, the propensity for people to visit the property would increase, however it is not considered that this would be to such a degree that would be significantly more harmful to No.28 than currently occurs in this instance.

Furthermore, the rear garden is significantly large. The existing boundary fencing and planting around the boundary lines would screen views directly into neighbouring gardens. The building is single-storey and would be located away from boundary lines, thus reducing the potential for overlooking. It was not evident during the site visit that direct overlooking to neighbouring gardens was possible. It should also be noted that there is a building on the rear boundary adjacent to the boundary with No.59 Brooklands Avenue which would also aid in screening. It is not considered that customers attending the site would have a direct view into neighbouring garden areas and it should also be noted that they are only likely to attend for a short period of time in the day. A condition is recommended to be imposed restricting the opening times to those specified, to ensure that customers are not attending the property at all hours of the day.

Noise

A noise report has been submitted with the planning application. Following consideration by Environmental Protection Services (EPS), further details to supplement the original noise report were submitted.

The submission states that the materials used in the construction of the building are very effective in noise reduction and would exceed all Chartered Institute of Environmental Health (CIEH) Guidelines.

The noise report submitted was with regards to an established Longcroft Luxury Cat Hotel site. The author of the report states that the measured ambient sound levels compared to the prevailing background noise levels and levels measured within the cattery building, at this reference site, can be used to determine the likely effect of a typical LLCH at other sites. The description of the fabrication of the building to be constructed at the application site matches the building within the noise report, however the subsequent report confirms that the specification of the proposed building includes greater insulation which offers better sound reduction.

Environmental Protection Services (EPS) have confirmed that based on the findings and calculations in the report that the worst-case noise level created by the cattery should be no more than 58dB (A) measured at 1m from the cattery. EPS have confirmed that this is satisfactory and it is agreed at how the 58dBA was arrived at.

The applicant submitted a further report as they needed to demonstrate how this noise level will impact on the proposed location. The first noise report also identified that the noise had no tonal characteristics and therefore stated that this aspect did not need to be taken into consideration. It was considered that the applicant needed to demonstrate the suitability of the proposal in relation to the surrounding area and therefore the subsequent report was submitted.

The subsequent report assessed the proposed building in relation to neighbouring properties. The nearest property would be No.30a which is approx. 21.15 metres away.

The report states that based on the data within the originally submitted noise report, that 'a noise sensitive receiver located 21.15 metres from the cat hotel building (this measurement being the distance from the proposed cat hotel building to the nearest property) namely 30a with a 1.8 metre fence would be expected to experience noise levels from the cat hotel of approximately 34 dB lower than the estimated levels at 1 metre. In other words, the Rating Level at this location would be unlikely to exceed 24 dB, LAeq,1 hour during the day or 19 dB, LAeq, 15 minutes at night.'

'In this case, BS 4142 would conclude the cat hotel to have a low noise impact provided the background noise level at the assessment location was no less than 24 dB, LA90 during the day and 19 dB, LA90 at night. This is likely to be the case in most urban or suburban locations as well as many rural areas in the UK such as the site location specified.'

Given that the above is in relation to the nearest neighbour, it is considered that noise to other neighbours would be of a lesser extent.

Environmental Protection Services have reviewed both submitted noise reports and have confirmed that they are satisfied that the noise levels shown would not give rise to significant harm to neighbouring property.

Further to the noise reports, the application submission states that a number of specification improvements will be applied to the building:

- Improved insulation to each ceiling cavity
- Adding substantial thickness to the roof – Reflective polycarbonate roof.
- Outer ends of safety corridor will be fitted with insulated board to the bottom and to the top comprises argon-filled double glazing instead of an open mesh.
- The front door and sidelights are to be manufactured using argon-filled double glazing instead of an open mesh.
- Entire front outer corridor to comprise argon-filled double glazing rather than an open mesh.

Further to the above, cats would never share a pen (unless from the same household) and are not allowed outside of the building to roam free. The double glazing to the building will aid in reducing outbreak of noise and it has been confirmed that partitions between the ‘exercise’ area of the pens would be obscurely glazed to the lower half, preventing cats from seeing each other. The exercise area leads to a wide safety corridor which is one third double glazed at the bottom.

The findings of the report are considered satisfactory in terms of noise in relation to neighbouring properties and the measures stated above will aid in reducing noise outbreak further. Cats are generally quiet animals, though it is noted that they may be able to smell other cats in other pens, despite not being able to see them. It is considered that the measures stated above will reduce the potential for noise outbreak. It is however not considered that the noise would be so harmful or constant that that would be harmful to neighbouring living conditions. It is also noted that the building would be inset from all boundary lines and the existing boundary treatment of timber fenceings, hedges and trees will aid in acting as a buffer to potential noise to neighbours.

The applicants have stated that music will be played to the cats to aid in creating a calming atmosphere for the cat. It is recommended that a condition be attached ensuring that the music is only permitted within the enclosed ‘sleeping’ area and not the exercise area.

Odour, Waste Collection and Hygiene

The information submitted specifies that there would never be any sluicing, run off or surface water created. Hosing of floors is not necessary, ensuring no additional drainage is required, as the building would be vacuumed and wiped by cloth. The building would be built of uPVC framed glass and polycarbonate roofing, meaning they are easily cleaned and thus are not a material which would absorb cat odours. All cats are required to be fully vaccinated and proof is required prior to staying. Licensing requirements also require the pens to be cleaned at least daily. The requirements of the license will also ensure that the potential for odour will be limited.

The submission also confirmed that the cat litter used would neutralise smells and that waste would be triple bagged and stored in a closed bin, separate from household waste. The waste would be collected weekly or fortnightly by a trade waste carrier. It should also be noted that the waste produced by a maximum of 12 cats is not going to be significant and will be removed frequently. It is considered that the measures in place to limit odours and store waste would be acceptable. Environmental Protection Services have no objection in this respect. It should also

be noted that the requirements of an Animal Boarding license would limit the potential for odour concerns.

Further to the above, the location for the bin has been shown on a plan. The bin is to be located between the dwellinghouse and the garage. This is considered an appropriate location, away from all neighbouring boundary lines, which again would reduce the potential for smells to drift to neighbouring properties.

It is noted that concerns have been raised with regards to rat infestations in the locality. The cattery building is totally enclosed and would be cleaned daily in line with the licensing requirements and thus would reduce the likelihood of vermin in the area. The proposed bin arrangements specified above would also reduce the likelihood of vermin being attracted to the area.

It is considered that the proposed cleaning, waste storage and collection proposals are satisfactory and that there would be no significant odours from the premises which would be harmful to neighbouring living conditions.

Land Contamination

Concerns have been raised with regards to asbestos within and close to the site, notably with regards to an Anderson Shelter. The location of the cattery building is set away and located in front of the Anderson Shelter and therefore is unlikely to affect this building. Furthermore, the siting of this building would not require any excavation works.

Environmental Protection Services have noted that given the location of the cattery building and that they have no evidence at hand to corroborate the concerns with regards to asbestos, that they advise attaching an advisory note stating that if asbestos is encountered that it shall be handled in accordance with all current legislation and guidance.

Security

It is noted that concerns have been raised with regards to potential theft and crime due to the potential location of a cattery. There is no evidence to hand to suggest that such a use would increase the potential for crime.

Highways

UDP policy H14 requires new development to have adequate on-site parking and safe access for vehicles and pedestrians.

Core Strategy policies CS51 and CS53 deal with transport priorities and management of travel demand, respectively. Both seek to ensure that access and parking arrangements are safe and adequate.

The property has recently excavated the front lawn to provide additional parking for the dwellinghouse. The house also benefits from a detached garage.

Access into the site is via a shared driveway from School Green Lane. School Green Lane is narrow with a pavement on only one side of the street. On-street parking means that traffic traversing the road has to sometimes wait for oncoming vehicles given the narrow width. This was experienced during site visits to the property.

It can be ascertained that customers to the site are most likely to access the property by vehicle. The hardstanding to the front of the property would allow for approx. 4 parking spaces and there is also on-street parking available. The submission states that on average there would be one movement a day with regards to the business. This does not include domestic trips.

The number of vehicles to the site, as discussed previously, would not be dissimilar to a domestic use and the submission states that customers would attend having booked an appointment. As stated previously, given the booking system and the number of cats to be housed at any one time at the property, it is considered that the parking provision is acceptable in this instance.

Members should note that the access into the site is very narrow and has limited visibility in terms of exiting the property, given the stone walls either side, both of which are not in the ownership of the applicant. Nevertheless, the access ultimately exists and is currently utilised by both No.28A and the neighbour at No.28, as their garage is located to the rear of their house. It is not considered that the vehicle movements associated with the proposed use would be significantly different from that associated with the residential use. It is acknowledged that members of the public are concerned with intensification of the use of this access. Ultimately the due care of a driver is required for a driver traversing this access, however this can be stated in many instances across the city. Whilst it is noted that the access is not ideal, members should note that the access can be utilised by the two properties and visitors to both these properties and that it is not considered that the vehicular movements would be significantly increased.

Highways Officers have reviewed the proposal and have no objection to the application.

Ecology & Animal Welfare

The cats are to be located in a secure building and at no times would be allowed to roam free. The location of the cats within the building is unlikely to have any impact to local wildlife.

It is noted that reference has been made to the cats' welfare from neighbouring fireworks, mainly during Bonfire Night. This is only during a few nights of the year and occurs across the whole city

RESPONSE TO REPRESENTATIONS

- House prices and saleability of property is not a material planning consideration.

- Any restrictive covenants on the land are separate from the planning application. This would require separate legal advice.
- The application is assessed on its merits, regardless of whether other catteries are in rural locations.
- Consultee comment received. Planning Officer asked for both to review comments in light of significant number of objections and relevant comments for their role.
- It is noted that a number of trees have been felled. Permission is not required. The site is not within a conservation area and they are not subject to Tree Preservation Orders.
- The permission will need to be carried out in accordance with approved plans and conditions. Failure to do so may result in enforcement action.

SUMMARY AND RECOMMENDATION

The proposed development is considered acceptable with regards to the small scale use, design and impact to residential occupiers and with respect to impact upon highway safety.

For the reasons given in the report and having regard to all other matters raised, it is considered that the development accords with UDP Policies H10, H14 (a) BE5 and Core Strategy CS74, and the National Planning Policy Framework. It is therefore recommended for approval subject to the conditions listed

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