

08/05/2001

Item B3

Reg. No. 9 2001 0217 U

Applicant:

Mrs S Pickess
29 Wilmot Road
Swadlincote
Derbyshire
DE11 9BH

Agent:

Mrs S Pickess
29 Wilmot Road
Swadlincote
Derbyshire
DE11 9BH

Proposal: The conversion into a dog grooming parlour of part of the
garage at 29 Wilmot Road Swadlincote

Ward: Swadlincote

Valid Date: 08/03/2001

Site Description

The site, the subject of this application, forms part of a detached house that is accessed via a private driveway shared with the detached house opposite and passing between 27 and 33 Wilmot Road.

Proposal

The applicant seeks consent to convert part of the existing garage into a dog grooming parlour. The submitted drawings show the existing double garage door reduced to a single door (thus retaining an integral single garage) and a new door and window added to serve the proposed business. No other alterations are proposed.

Planning History

The house was extended twice in the early 1990s.

Responses to Consultations

The County Highway Authority has no objection.

The Head of Environmental Health states that the proposed development is surrounded on all sides by other residential properties and there is, therefore, a potential for disturbance due to noise and general activity on the site affecting these residents. It is, therefore, recommended that if permission is granted, a condition be attached controlling hours of operation.

Responses to Publicity

Three letters of objection have been received from neighbours making the following comments:

- a. Wilmot Road is under investigation regarding traffic flows. There have been a number of accidents recently. The proposal would only exacerbate the current problems with congestion and would impair access to private driveways and visibility.
- b. The proposal would cause a loss of privacy to adjoining dwellings through vehicles and pedestrians going up and down the driveway accompanied by an increase in noise from the traffic and dogs.
- c. The private driveway is shared by four properties and is only the width of a single vehicle. Therefore, the parlour would cause further problems with access and safety with vehicles being forced to reverse back and forth when meeting cars coming the opposite way.
- d. There must be more suitable commercial premises in Swadlincote for this type of venture. It is unnecessary for this business to be located in a residential dwelling.

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: Economy Policy 5.

Local Plan: Employment Policy 3.

Planning Considerations

The main issues central to the determination of this application are:

- the impact of the proposal on the residential amenity of the area
- the impact on highway safety

Planning Assessment

Development plan policies seeks to allow small-scale business uses (including within residential areas) provided that injury is unlikely to be caused to local amenities or to the environment.

In this case, the application site is located in a quiet residential street. It is also sited close to a number of dwellings, which occupy locations close to the private driveway serving the application property. As a result of this arrangement an increase in commercial activity, such as that generated by the proposed use and the associated comings and goings to and from the premises, would cause an unacceptable level of disturbance to neighbouring dwellings. This renders the proposal unacceptable.

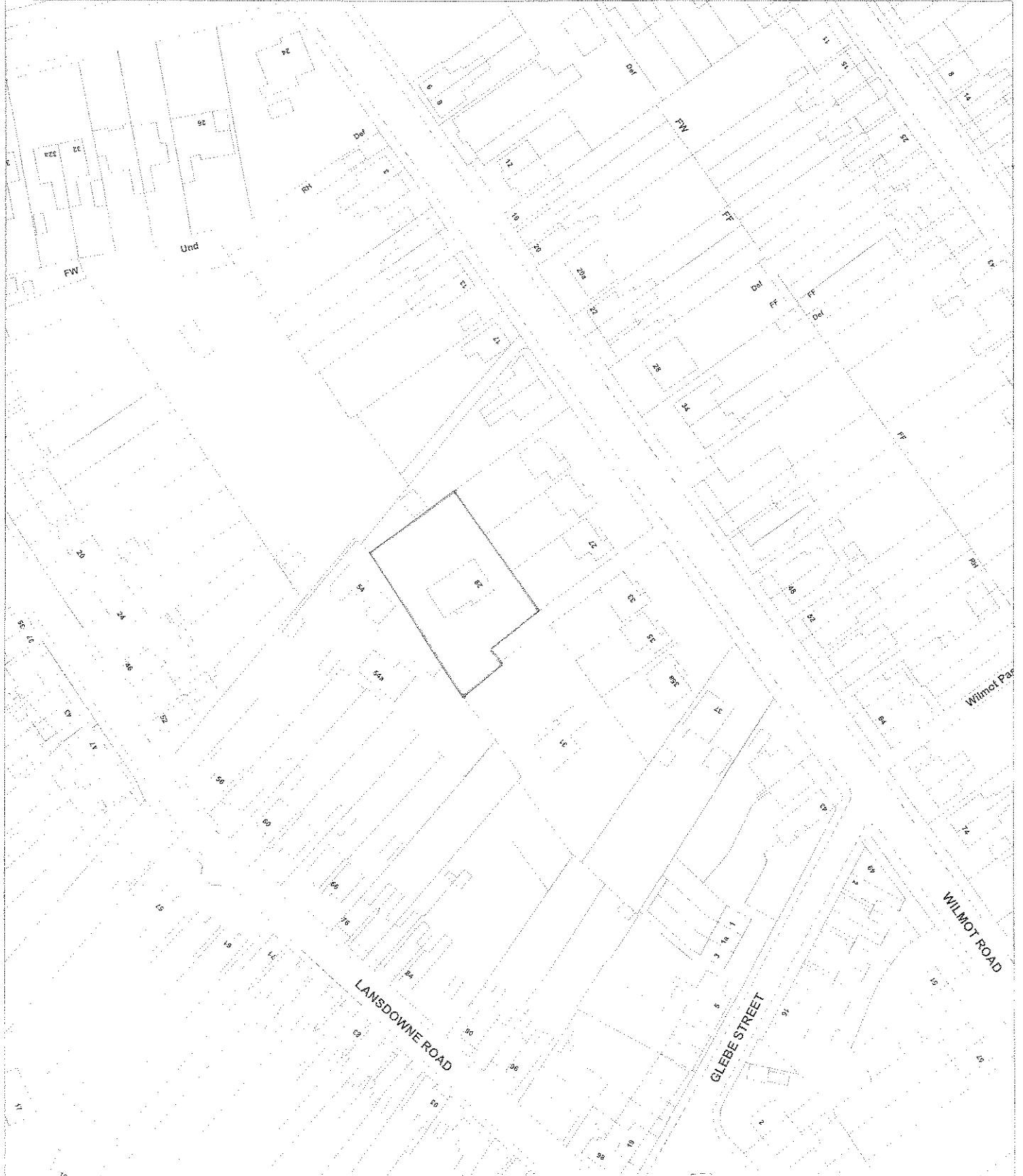
Notwithstanding the comments of the adjoining neighbours, given the comments of the County Highway Authority, a refusal on the grounds of highway safety is not sustainable as there would be no adverse impact on highway safety.

Recommendation

REFUSE permission for the following reason:

1. The application is considered to be unacceptable as the site and adjoining private driveway are located in close proximity to other residential properties. Any increase in activity, such as that generated by the proposed use, would cause undue disturbance to neighbouring dwellings and therefore renders the proposal unacceptable and contrary to Economy Policy 5 of the Derby and Derbyshire Joint Structure Plan and Employment Policy 3 of the Local Plan.

Title : 29 Wilmot Road
Swadlincote



Reproduced from the 1996 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1:1250 Date Plotted 21 5 2001

Plot centred at 429563 319317

User : jm

