
2023/0522

Proposed 2no additional cattery units

12 Tingle Bridge Lane, Hemingfield, S73 0NP

Site Location & Description

The site is located towards the top of Tingle Bridge Lane, a main route through Hemingfield. Tingle Bridge Lane is located within a residential area and slopes steeply down towards Wath Road. The site consists of a residential property with a large garden to the rear which is used for both recreational use and a Cattery. Within the rear garden are 2 large cattery units, a block of 10 and a further block of 15 sleeping units, with the capacity of housing 50 cats at present. It must be noted that although they have capacity for 50 cats, in reality the number of boarding cats will be significantly reduced, as 2 cats can only be facilitated in 1 pen when they come from the same customer. There is also a large and a small timber shed, a breeze block building with a flat roof construction, and a garage that has been converted into an office and drop off point. Due to the topography of the site the garden is also sloping, with the block of 10 units at a higher level. The rear garden is well screened with a mix of brick walls, timber fencing and high conifer hedges.

The site falls within Urban fabric and Housing Allocation within the Local Plan.



Proposed Development

The proposal is to erect 2 additional cattery units consisting of 1 block of 8 single units and 1 block of 4 double units. The capacity for 16 additional boarding cats. The units will contain sleeping units with an exercise area, incorporating an access security corridor. The blocks will be clad with insulated timber panels similar to the existing. The units will measure 8.1m x 4.23m and 1.83m high and will be located at each side of the garden area.



Policy Context

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches significant importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy D1: High quality design and place making.

Policy T4: New Development and Highway Improvement

Poll1: Pollution Control and Protection

SPD: Residential Amenity and the Siting of Buildings

SPD: Parking

SPD: House Extensions and Other Domestic Alterations

Consultations

Highways – No objections

Drainage – No objections

Pollution – Assessed noise survey - no objections.

Local Councillors – No comments received.

Yorkshire Water – No comments received.

Representations

1 Objection received with the following concerns:

- Noise issues
- Visual amenity

Relevant History

2011/1425 Erection of 8 pens and conversion of garage

2016/1072 – Erection of an additional cattery unit (15 sleep units)

Assessment

Principle of development

The site falls within urban fabric and Housing Allocation within the Local Plan. The applicant is seeking planning approval to extend an existing cattery business. Home based businesses can be acceptable providing they are small scale and do not harm the amenities of the adjoining occupiers, the character of the area or highway safety. The residential impact will be looked at within the following assessment.

Residential Amenity

A neighbour objection has been received with regards to the noise and visual amenity of the proposal. Cats are not particular noisy animals; however, a noise survey was requested by our Pollution department to ascertain the potential impact. This was carried out to the satisfaction of our Pollution department, in line with appropriate guidance. The predicted impact of the proposed development has been deemed low therefore the proposal is acceptable in terms of noise. Furthermore, the proposed pens are fully insulated with hedging and fencing located around the garden perimeter which will also aid any potential adverse noise impact within the surroundings.

Overall it is not considered that the extension to the business would harm the amenities of the adjoining occupiers. The proposals will allow for the business to expand to allow for the potential of housing 66 cats, however, this number of cats boarding is highly unlikely. The applicant has stated that although the pens provide space for 2 cats, they will only be used for single occupancy, with only the block of 4 doubles providing family occupancy. The fact that only cats from the same customer will be allowed to board together, the full potential occupancy is unlikely to be achieved. Although the scheme could also lead to more customers coming to the site it is not considered that the increase in cats would be by a sufficient amount to result in a significant increase in noise and disruption from customers visiting the site. A conditions bout hours that customers can visits the site was put on the 2016 approval and this will be carried across to this decision.

The impact to the occupier of the host dwelling has been assessed. Sufficient garden and parking space would still be available for the occupants use; therefore the proposal is not expected to adversely impact on the existing residents in line with local plan policy.

Visual Amenity

There are existing high hedges around the site and a 2m high fence. The proposed buildings will not measure more than 2m in height, ensuing the buildings are contained within the site, resulting in a low visual impact within the surroundings.

The new buildings will not be visible from Tingle Bridge Lane and would to a large degree be screened from view of the adjoining garden areas by the 2m high fence and hedges. Furthermore, the proposals will not look too dissimilar to large domestic outbuildings.

Due to the location of the proposals at the rear of the site, they are not expected to be a discordant feature within the street scene.

The proposal when viewed with the existing is not expected to be detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

Visitors and clients to the cattery will be conducted on a strict appointment basis. The applicant has stated that the pickup and drop off times will be staggered to avoid congested periods. There is space at the front of the property for 3 cars if a proportion of the existing wall is removed. The applicant has stated that the removal of the wall will form part of this application to ensure that adequate parking is provided to facilitate the increase in accommodation space.

The highways department do not object to the proposal so long as the driveway is extended to provide additional parking. A condition will be added to the decision to ensure the additional parking is retained. On balance as the business is established, and the pickup and drop off times are staggered to avoid congested periods in this instance the proposal is acceptable in terms of highway safety in compliance with Local Plan Policy T4.

Recommendation

Approve with conditions.