CASE OFFICER'S REPORT

Application Reference:	PL/2023/09239
Application Type:	Full planning permission
Consultation ends:	8th December 2023
Target Date:	5th January 2023
Case officer:	James Repper

Site Address:	60 Pavenhill, Purton, Swindon, SN5 4DA
Proposal:	Erection of 1 block, containing 6 cattery pens to supplement the original number of cattery pens. Pens will be of the same type wooden structure with concrete base.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a semi-detached residential dwelling located within an established residential area inside the settlement boundary of the Larger Village of Purton, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 19 (Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area). The site is surrounded by other residential dwellings and their associated amenity and parking provisions, several of which have been subject to alterations and/or extensions over time. Previously, in 2022, a planning application granted permission for facilities and the change of use of the land to erect cattery pens to allow the boarding of 21 cats on the site.

PROPOSAL:

This is a full planning application proposing the addition of a further cattery pen providing facilities for a further 6 cats and is to be of the same design as those approved by the previous application PL/2022/02897.

RELEVANT PLANNING HISTORY:
PL/2022/02897 - Change of use of land to enable the erection of cattery pens for the boarding of cats – Approved subject to conditions July 2022

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP19 (Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)
CP62 (Development Impacts on the Transport Network)

Supplementary Planning Documents:
Wiltshire Housing Site Allocations Plan (2020)
Purton Neighbourhood Plan 2017-2026 (2018)

REPRESENTATIONS:

Public Protection – No Objection

- Public Protection has no concerns to raise in regard to the expansion of the cattery. Our team has not been in receipt of noise, light or odour complaints regarding this site and doesn't recommend any further condition be applied from an Environmental protection standpoint.

Highways – No Comment Received

Purton Parish Council – No Objection

- Under delegated powers, Purton Parish Council raises no objections.

Letters – None Received

ISSUES:

The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities
- Highways

PLANNING ASSESSMENT:

Principle:

The application proposes the slight enlargement of a small business within the defined settlement boundary of the larger village of Purton. The policy context relating the the establishment of this small business was established as part of application PL/2022/02897. The policy context which led to the previous approval has not changed.

Core Policy 1 of the WCS states that development at Large and Small Villages will be "limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities". Further to this, WCS Core Policy 2 confirms that within the limits of development, there is a presumption in favour of sustainable development. Additionally, NPPF Paragraph 81 is clear that planning decisions should place significant weight on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Furthermore, as the site is already in use for the proposed purposes, the principle of extensions or additions to be used in association with the existing use of the site is accepted. This principle acceptability is, however, subject to the details, such as its implications for the character of the area and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall

character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the proposed works are relatively minor in terms of scale, mass and height. The design of the additional cat pen matches those of the previous application with a gently sloped mono-pitch roof, wooden panelled sides and a corrugated plastic roof. As previously determined, this design is considered to be similar to a relatively conventional garden shed and as such is not considered to be out of place within the setting of the residential area. Considering this alongside the location of the proposed structure in the rear amenity space of the site leads to a conclusion that the structure would fit within the setting, causing no tangible harm to the street scene or the character of the surrounding area.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The Public Protection team were again consulted on this application and again has no objection. Their assessment from last year is still considered to hold weight. Catteries do not typically generate significant amounts of noise and/or odour. It is advised that lighting within the pens would also be of low level and would not give rise to amenity concerns. The Public Protection Officer also noted that the applicant would need to comply with licensing conditions. On that basis, the Public Protection Officer raised no objection to the previous application. Since the cattery has been in operation there have been no complaints relating to it, it is, therefore, considered safe to assume the cattery is causing no harm to neighbouring amenities from an environmental protection standpoint.

The previous application governing the business use of the site restricted the use to that of a cattery only preventing changes within Class E without an application, allowing the local planning authority a level of oversight to protect the amenity of neighbouring residents. As this pen is an addition to that business the same conditions apply to this unit and shall be added to any permission.

Highways:
Core Policy 62 of the WCS states that developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.

In this instance, the appropriate mitigation measures were agreed upon under the previous application and are considered to still be acceptable so will again be added to any permission.

CONCLUSION:
The proposed addition to the existing business is considered to have no adverse impacts on the character of the application site, the street scene or the surrounding area. Similarly due to the limited scale and mass of the proposals combined with appropriate conditions controlling the site would be unlikely to have a significant impact on the amenities enjoyed by occupiers of adjacent dwellings.

The proposal would, therefore, accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and it is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approve subject to the following conditions

Conditions: (5)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form & Certificate Received 25th October 2023
Plans Ref:
Location Plan Received 25th October 2023
Proposed Site Plan DWG: LPC 5340 PL 101 Received 9th November 2023
Proposed Elevations, Floor Plans & Sections DWG: 6263.01 Received 25th October 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The use of the land and buildings subject to this application and permission shall be for a cattery as applied for and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

4 The cattery business hereby expanded shall be operated and managed in accordance with the provisions defined in Section '7.0 Access' of the supporting Planning Statement provided in application PL/2022/02897, with specific collection and drop-off times between 09:00-11:00 and 15:00-17:00 Monday to Saturday and 10:00-12:00 on Sundays.

REASON: In the interests of protecting the amenity of nearby residents and appropriately managing the impact on the local highway network.

5 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture to those detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (2)

6 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

7 The applicant will need to ensure that any design complies with the relevant section of the latest guidance of the Animal Welfare Act (Licensing of Activities Involving Animals) which can be found here The Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018 (legislation.gov.uk).