

PLANNING STATEMENT

**STATEMENT PREPARED IN SUPPORT OF THE CONSTRUCTION OF A
SINGLE STOREY DETACHED BUILDING TO BE USED FOR CANINE
HYDROTHERAPY (SUI-GENERIS) ON GARDEN LAND
AT
EASTVIEW, WASHDYKE LANE, DONINGTON, PE11 4SL**



Applicant: Miss C Oakes

Project Ref: 16014-001

Date: September 2016

Prepared by: Kelly Grunnill BA (Hons) MSc MRTPI

1.0 INTRODUCTION AND BACKGROUND

- 1.1 This Planning Statement has been written to support a formal planning application to South Holland District Council for the proposed construction of a single storey detached building to be used for canine hydrotherapy (Sui-generis) on garden land at Eastview, Washdyke Lane, Donington, PE11 4SL
- 1.2 The following sections of this statement provide details of the site and surrounding area, proposed development, relevant planning policy and planning history. It is concluded that the proposed development would not alter the character or appearance of the area; harm residential amenity or highway safety.
- 1.3 This Planning Statement should be read in conjunction with the planning application, submitted plans, including the site plan, block plan and layout plan and elevations.

2.0 SITE APPRAISAL

2.1 Site Location

- 2.1.1 The application site is located in the ward of Donnington which is approximately 3.3km north east Quadring Fen 5.6km north west of Gosberton and 8.14km north west of Kirton.

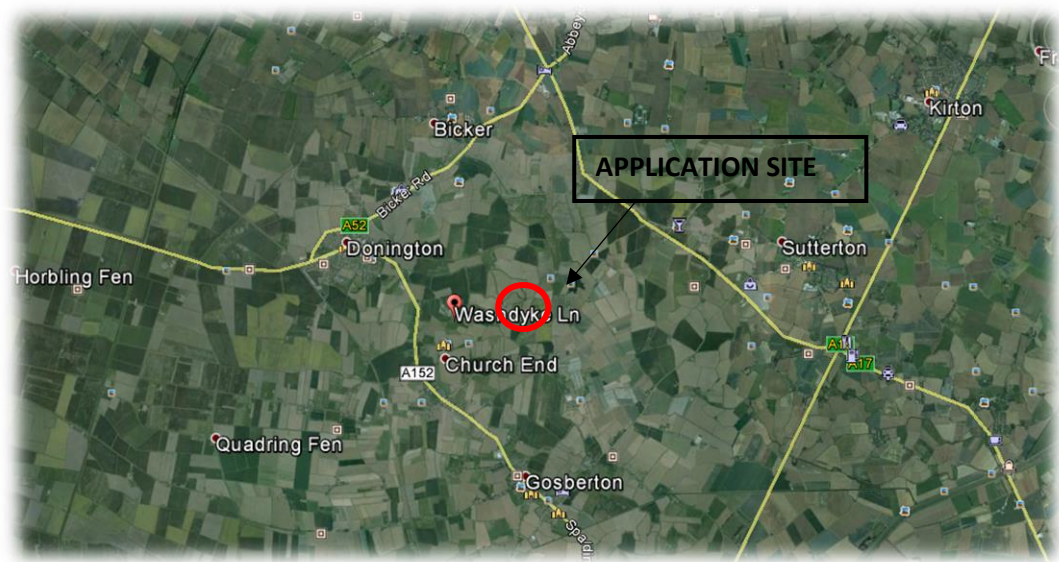


Fig.1: Google Earth Image showing ariel view of site context

- 2.1.2 The site is outside any recognised inset map boundary from the Adopted Local Plan for South Holland, the closest settlements being those identified at Fig.1 above. Nevertheless, there is an established residential use on the site with individual and dispersed clusters of housing; large glasshouse farming operations and commercial uses further to the west.

2.2 Site and Surroundings

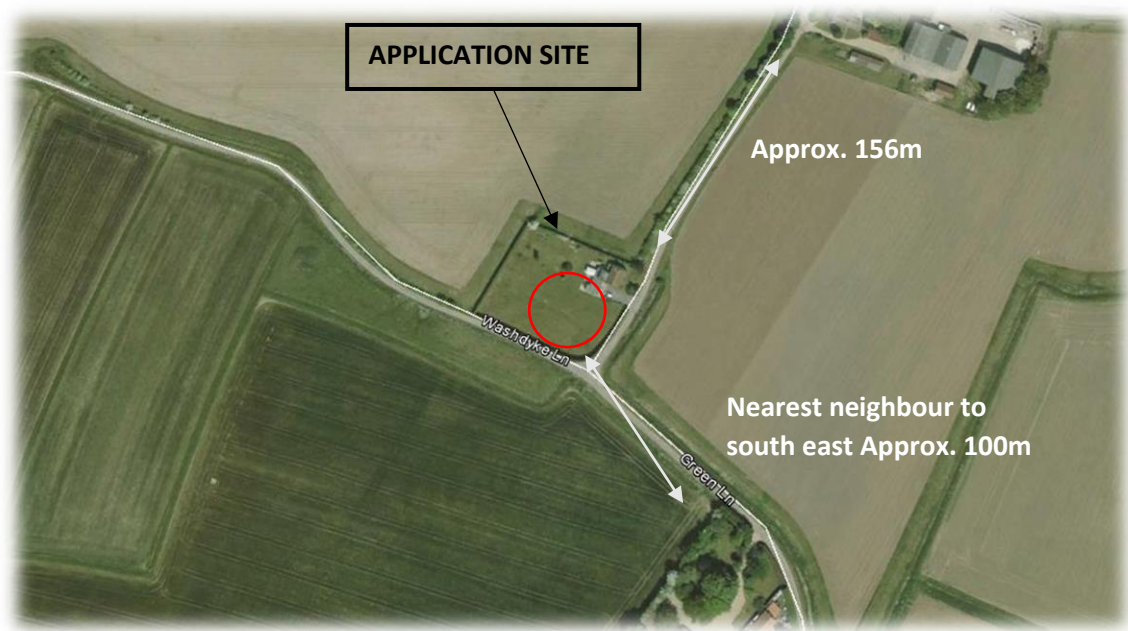


Fig.2: Google Earth Image showing ariel view of Eastview and immediate adjoining land uses

- 2.2.1 Eastview is located at the corner with Washdyke Lane and Wykes Road.
- 2.2.2 There is a small group of dwellings and small holdings in the vicinity. The vast majority of land is in agricultural use.



Fig.3: Google Earth Image showing Dwelling and holding sites approx.156m north east of the site



Fig.4: Google Earth Image showing dwelling 100m south east of the site which isn't visible from the site due to the presence of a significant and established evergreen hedge

2.3 Application Site Description

- 2.3.1 The application site comprises the garden curtilage serving the property known as 'Eastview', which is owned by the applicant's parents. The land is laid to grass and lies at the east and south sides of the dwelling.
- 2.3.2 Eastview is a traditional cottage in cream render under a pitched tiled roof with later two storeys flat roof extension appended its west (rear) elevation and attached double garage to the south (side). Fenestration is predominately in white plastic.



Fig.5: Photo of front elevation of Eastview showing flat roof garage and porch appended to its southern elevation



Fig.6: Photo of front elevation of Eastview showing existing grassed area to the east which is used for parking.



Fig.7: Photo showing existing grassed area to the east of the dwelling which is used for parking.



Fig.8: Photo showing garden land to the south side of the attached garage.

2.3.3 The curtilage of the site (Eastview) is enclosed by an established conifer hedge to the perimeter. This hedge is currently maintained at an approximate. height of 2.5 metres. This evergreen species of hedge provides good screening to the site.

2.3.4 The general domestic curtilage serving Eastview comprises areas for the parking and turning of vehicles, garden land, an area sectioned off for use as a paddocks and ancillary outbuildings.



Fig.9: Photo showing garden land to the south side of the attached garage and the existing stable/store to the rear of this.



Fig.10: Photo showing the garden land to the south side of Eastview.



Fig.11: Photo taken stood at the south side of the garage looking east towards the sites road access.



Fig.12: Photo taken stood in front of the garage looking south east towards the established 2.5m> conifer hedge on the front boundary which provides a significant screen to the site.



Fig.13: Photo taken stood at the site access. The height and density of the existing conifer hedge is evident from this image.



Fig.14: Photo on the highway in front of the sites access looking south towards Washdyke Road. The hedge borders the front and side boundaries largely concealing the site from public vantage points.



Fig.15: View of site from Green Lane looking west towards the site (cream rendered house in the distance).



Fig.16: View of site from Washdyke Lane looking east



Fig.17: View north towards existing site access

3.0 PROPOSAL

3.1 Application details

- 3.1.1 This application seeks planning permission for the erection of a single storey building to the south of the existing dwelling 'Eastview'. The existing access and turning areas would be shared.

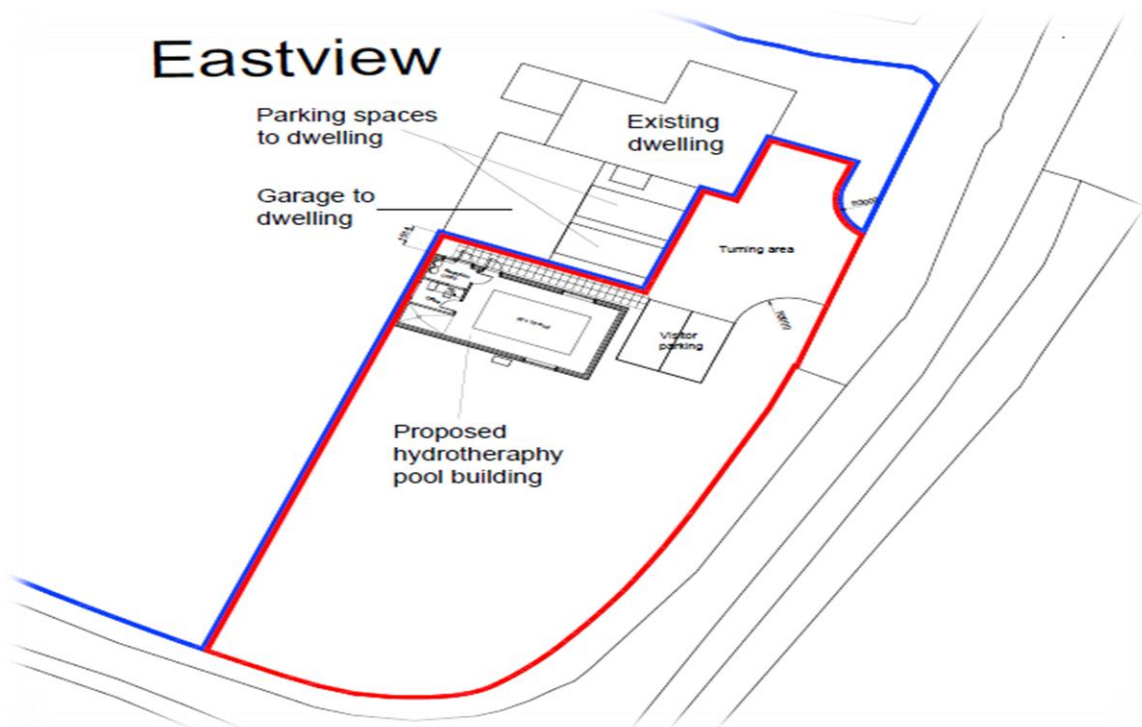


Fig.18: Proposed block plan showing how the residential curtilage would be sub-divided to accommodate the proposal.

- 3.1.2 The building would house a canine hydrotherapy pool measuring 18' x 10' with associated facilities; including a wet area, office and reception lobby.

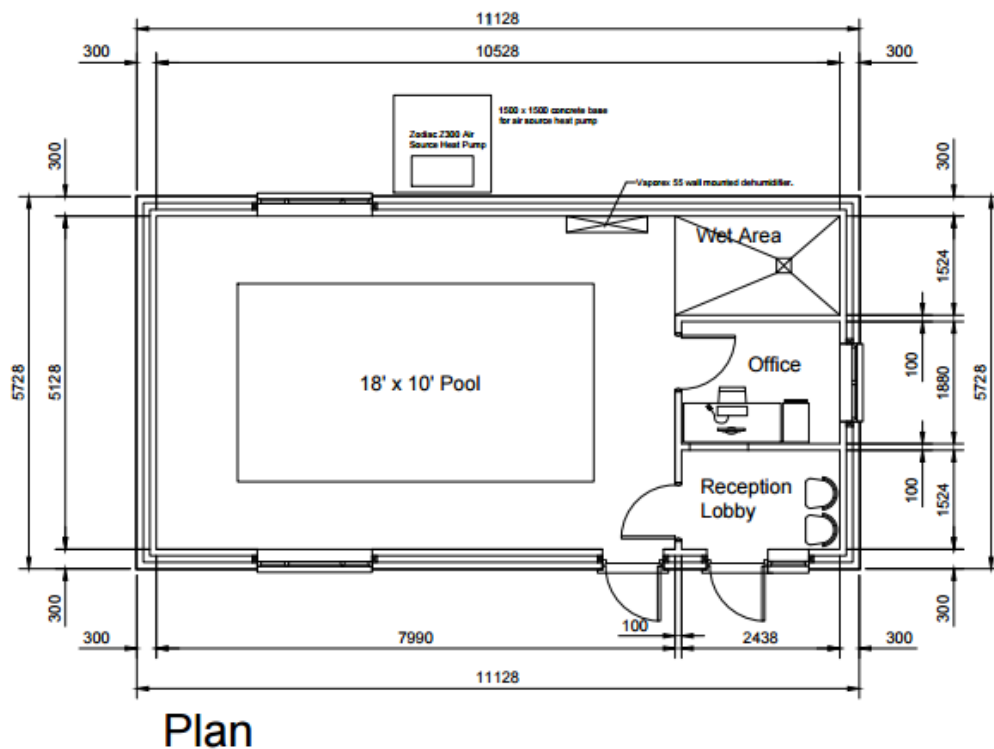


Fig.19: Proposed internal layout

- 3.1.3 The proposed building would be approximately 11 metres in length by 5.7metres in width, x metres to the eaves and 2.9 metres to the ridge. The building is constructed of concrete blockwork finished in a roughcast render under a tiled roof to match the existing house. The design of the building has sought to replicate a small outbuilding that may be expected within a residential curtilage and the proposed matching materials would aid its sympathetic assimilation.

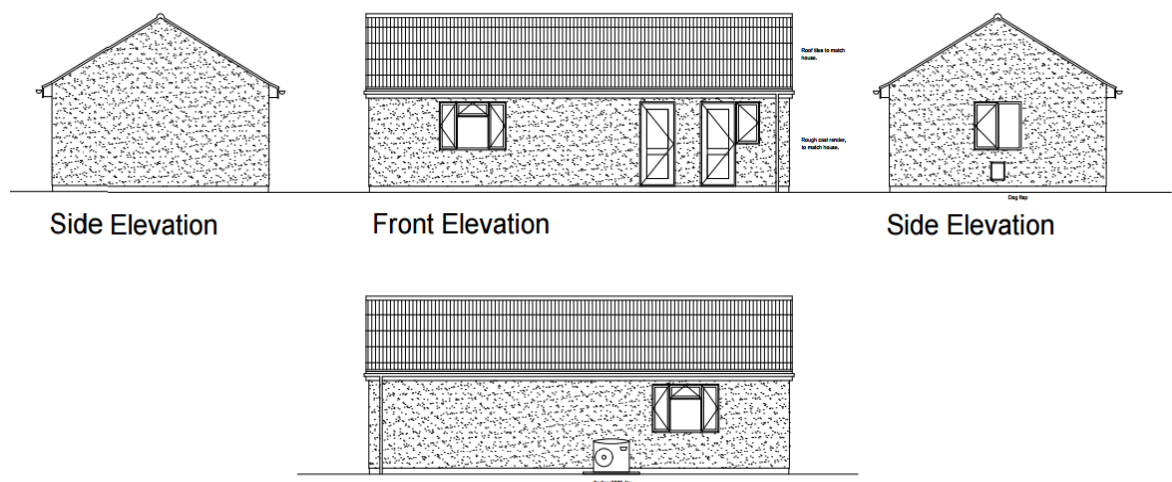


Fig.20: Proposed elevations

- 3.1.4 Screening is provided by mature hedging and trees to the perimeter of the site.

3.2 What is Canine Hydrotherapy?

3.2.1 Hydrotherapy is a non-weight bearing therapy, carried out in a shallow pool, with many benefits for dogs including:

- relieves pain
- improves circulation
- improves quality of life and mental well-being
- increases muscle strength
- increases cardiovascular fitness
- increases range of movement

3.2.2 The conditions it can benefit are:

- hip/elbow dysplasia
- arthritis
- recovering from multiple injuries
- cruciate ligament injuries
- osteochondritis Dissecans/ osteoarthritis of the shoulder
- paralysis
- stroke patients
- obesity
- spinal injuries and many more ailments and complaints.

3.3 Background to the applicant

3.3.1 The applicant has a long history training and working within the area of animal care. Ms Oakes trained at University for 3 years undertaking qualification in Equine Management. Ms Oakes has also been active in canine obedience training, agility, scent training and rally for almost 3 years. It was for personal reasons that Ms Oakes began to pursue options for Canine Hydrotherapy when her own dog was diagnosed with Inflammatory bowel disease which led to Hip Dysplasia. Her local vet recommended the services of 'Davis Veterinary Specialist in Hertfordshire' who suggested hydrotherapy may be beneficial. The applicant researched local availability and soon realised that whilst local demand was high this was not being met by the local provision leading to customers seeking services out of area. It was this that led Ms Oakes to undertake a qualification in canine hydrotherapy so that as a qualified therapist she may seek to offer care for animals in the local area.

3.4 Support for the demand for local provision

3.4.1 The hydrotherapy pool is a facility to provide treatment which at the present time is in high demand in the local area. While there are other local services available, these do not meet current demand due to the increasing number of illness this type of therapy can support (see para 3.2) and that the culture of care from owners towards their pets has changed over the past 10 years.

- 3.4.2 The Appendices to this statement includes 5 letters of support towards the applicant's proposal for a canine hydrotherapy service. The letters can be summarised as:

Kosmik Pet Services: 'I myself have travelled over an hour to take one of my own dogs to a Hydrotherapy centre that has been recommended to me. My dog has been going to an orthopaedic vet at Kirton who recommended she attend a hydrotherapy centre...I would be more than happy to attend Clare's [the applicants] business with my dogs and also recommend her to all my client's'

Patter Paws: 'Knowing Clare's extensive knowledge, understanding and passion for Canine Hydrotherapy I would undoubtedly recommend her centre to my clients....Currently there are no hydrotherapy centres in the area that I would recommend so I am hoping to be able to work alongside Claire to improve the health and wellbeing of our much loved pets'

Emma Hustler McTimoney Animal Manipulator: 'I would not hesitate in referring my Lincolnshire clients to her [the applicant]'

A1 Dog Training: 'Claire has dedicated her time and money into learning about Canine Hydrotherapy and I feel it would be a massive asset to have her in Lincolnshire'

Alder Veterinary Practice Spalding: 'Based on our experience over the past few years, the demand for this therapy is increasing'.

- 3.4.3 A local neighbour to the north east of the site at Wykes Lane has also confirmed the following:

Wykes Manor Events Venue and Artistic Retreat Centre: 'We would have no objections to Ms C.Oakes Canine hydrotherapy centre'

3.5 How the proposed use would be managed

- 3.5.1 The Canine hydrotherapy business would be managed by the applicant who presently resides at the host property 'Eastview' with her parents. The proposed building, access and parking would be accommodated within the existing defined domestic curtilage. The use would largely operate between 9-5; however, the applicant also needs the option to be flexible and offer weekend and evening sessions for clients who work though the day and need to access the service out of normal working hours.
- 3.5.2 Canine hydrotherapy is carried out in a shallow pool. The maximum number of patients that can be accommodated at any one time in a pool this size is one. It is anticipated there would be one booking per hour (max) and the business would be managed on an appointment system only which would manage the number of visitors to the site at any one time. No animals would be left on site overnight. Access for clientele visiting the site would be via the existing access serving 'Eastview' and two dedicated parking spaces have been provided for the business.

4.0 PLANNING HISTORY

- 4.1 There is no recent relevant planning history relating to the application site.

5.0 PLANNING POLICY

5.1 The planning policy set out below is considered relevant to the site and surrounding area:

5.2 Development Plan

5.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

5.2.2 The South Holland District Council Local Plan (2006) sets out the planning policies which will guide and control new development in the District until 2021. In formulating this application, consideration has been given to the following policies:

- Policy SG1: General Sustainable Development.
- Policy SG4: Development in the Countryside
- Policy SG17: Protection of Residential Amenity
- Policy SG20: Extension and Alterations to existing Buildings

5.3 National Policy

5.3.1 NPPF (National Planning Policy Framework 2012)

5.3.2 NPPG (National Planning Policy Guidance)

6.0 PLANNING ASSESSMENT

6.1 Principle of the development

6.1.2 The application site is located within an area of open countryside on the north side of Washdyke Lane, Donington. Policy SG1, SG2, SG3 and SG4 of the South Holland Local Plan collectively direct employment development to the Major, Main and Group centres; *unless special justification is provided*. The policy criteria to assess this against is therefore as follows:

Policy SG1- General Sustainable Development

Planning permission for development will be granted where the Council is satisfied that the proposal is consistent with the principles of sustainable development, and where:

- 1) the quality of life for residents is unimpaired or enhanced;
- 2) reasonable measures have been taken to conserve energy and natural resources; and
- 3) South Holland’s essential character and main environmental assets are not damaged.

Policy SG4 - Development in the Countryside

Planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits. Development proposals that would result in an unacceptable impact upon the landscape character of an area, either individually or cumulatively, will only be permitted where:

- 1) the need for the development in that location outweighs its impact; and
- 2) no other site or solution exists to accommodate the proposed development.

- 6.2.2 The National Planning Policy Framework in the section supporting a prosperous rural economy at paragraph 28 requires local plans to “support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.”
- 6.2.3 The application site is the curtilage of a residential property. The proposed building is modest in size. It is set back from the road and will be screened from most public vantage points by the existing 2.5m high consider boundary hedge. The parts of the building that may be visible though the site’s road access or in glimpses over the hedge line would appear as a minor outbuilding part of a domestic curtilage. There are also no adjoining residential properties. For this reason, it is considered that the requirements of criteria (1) and (3) of Policy SG1 are satisfied.
- 6.2.4 The attached letters of support (Appendix 1-5) set out the strong local demand for a canine hydrotherapy service and importantly, that demand is growing and *not presently being satisfactorily catered for within the South Holland area*. This is a strong material consideration which should be given significant weight in the determination of the application proposals. Whilst there may be other locations within settlement where the Council considers such a use should be accommodated; those requiring hydrotherapy services are unlikely to travel by foot or using public transport due to the health of the animal in need of the therapy (see section 3.2 above). *Therefore, we do not consider the fact that customers are unable to access the site using public transport to be unsustainable in itself*. South Holland is a rural settlement and public transport links, even between its Major and Minor settlements, is not sufficient to enable local residents to consider a car free lifestyle. A pragmatic consideration of the use and the rural context of the area is thus called for.
- 6.2.5 The supporting letters clearly demonstrate that demand is high and currently services are being sought as far afield as Kirton in Boston. *This application offers an opportunity to support local business and residents in the community*.
- 6.2.6 Canine related uses can be sensitive in built up areas. Whilst the applicant has proposed a business plan of a size and scale that minimises opportunities for any noise disturbance, the application site’s location, having no adjoining neighbours, means that complaints from the proposed use are also highly unlikely to arise.
- 6.2.7 Setting up a hydrotherapy pool is also very expensive and this project is made viable due to the ability to use the existing domestic premises to accommodate the building. If a separate

site were to be sought, then the project would not proceed for financial reasons. This would result in a local service in high demand, remaining unmet and local residents continuing to travel far afield, out of South Holland in some cases, to access other canine hydrotherapy facilities.

- 6.2.8 The social and economic sustainability benefits that would arise by allowing this development by far outweigh any environmental harm through car usage, and as previously set out, even *within* a settlement location, customers are unlikely to access services by public transport or on foot due to the dog's likely health condition.
- 6.2.9 The NPPF requires Council's to support the sustainable growth and expansion of all types of business in rural areas, including through well-designed new buildings. The application proposals can be shown to be sustainable and offer a rural service which is currently in high demand with Vets and local business making services outside of the South Holland catchment area. This application has been shown to accord with Local Plan policies and would also provide a new rural business that would be of benefit to the local community and business. *The principle of the development is therefore concluded to be acceptable.*

6.3 Impact on the Character of the Area

- 6.3.1 The proposed hydrotherapy building has been designed in size, scale and external materials to assimilate with the existing dwelling 'Eastview' so that it appears as an outbuilding part of the domestic curtilage. The overall height of the building has been kept low and it's likely that only its roof line would be visible in views of the site and therefore would have a negligible impact when viewed adjacent to the existing house.
- 6.3.2 The size and location of the building would be permitted under Class E of the General Permitted Development Order if used for purposes incidental to the enjoyment of Eastview. We consider this to be a material consideration and should also be given appropriate weight in the determination of the application.
- 6.3.3 It is considered that the change of use of this part of the site would not have a harmful impact on the character of the area, by way of intensification of the property through the incorporation of a small scale business use. While the application is for the business to operate seven days a week, it would only have one employee (the applicant) and would be strictly managed (see section 3.5 above). The business is considered to be of such a low scale and intensity, with only one customer being booked in for therapy sessions at any one time, that it would not materially impact on the residential or rural character of the site. The proposed parking area is concealed from public views and the management of customers means that the character and nature of movements anticipated would be no different to that of the existing property.

6.4 Impact upon Residential Amenity

- 6.4.1 For new development proposals, the Local Plan seeks to protect the amenity of existing residents under the criteria of Policy SG17: Planning permission will be granted for

development which would not cause material harm to residential amenity. In considering proposals, the following criteria will be taken into account: -

- 1) the extent of any overlooking or loss of privacy;
- 2) the extent of any overbearing or overshadowing effect;
- 3) potential noise nuisance including that associated with vehicular activity;
- 4) the levels of smell, emissions and pollutants.

6.4.2 There are no immediate adjacent neighbours; the closest being 100m to the south east. The proposed building is set within the existing curtilage and has the appearance of a domestic outbuilding. Due to the distance of the nearest neighbour combined with its size, scale and design the proposal would not result in any overlooking or overbearing impacts and therefore criteria (1) and (2) of Policy SG17 are satisfied.

6.4.3 The proposed business is low intensity with one customer being booked in for therapy sessions at any one time and having only one employee (the applicant). The numbers visiting will be managed on an appointment basis and this matter can be controlled by an appropriate condition. Parking can be accommodated on the existing large driveway and any vehicular movements at Washdyke Lane would be domestic vehicles of the same character as existing vehicles that may access the site. The nearest neighbour is also over 100m from the application site and therefore due to the combined scale of the proposal and significant distance, they are highly unlikely to be aware of any land use changes at this site with regard to traffic movements. The proposal would not have a harmful impact on the residential amenity of the area in terms of the building or land use and therefore criteria (3) and (4) of Policy SG17 are satisfied.

6.4.4 The site is within the curtilage of Eastview where the applicant currently resides. The applicant would be agreeable to the imposition of a condition that ensure the business and residential uses have linked; however, we would request that the specific wording of the condition is agreed in advance of any approval.

6.5 Highway Safety and parking

6.5.1 The site currently takes access onto Washdyke Lane. This is a road that is not heavily frequented by traffic is of good construction. The canine hydrotherapy use would share the existing access with 'Eastview'. The high perimeter hedging and tree line adjacent to the access do not obstruct visibility as vehicles are able to pull forward with a splay being available along a small grassed verge in front of the site.

6.5.2 The site currently has a large tuning area with parking for up to 6 vehicles to its frontage and a further two spaces in the garaging. As sated above the proposed business is of low intensity and there would only be one visitor and one employee on site at any one time. Two parking spaces are set aside for the business use (see Fig.19 above) with 4 remaining available for the use of occupants at 'Eastview'. The parking arrangements to serve the business and residential use are considered to be satisfactory and would not lead to the overspill of vehicles parking on the highway.

- 6.5.3 The applicant approached Lincolnshire County Council Highways for some pre-application advice before progressing with the application and was advised that there would be no objections to the proposal (ref: (1)01000124437).
- 6.5.4 It is therefore concluded this proposal is acceptable in highway terms.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 This application seeks planning permission for the construction of a single storey detached building to be used for canine hydrotherapy (Sui-generis) on garden land at Eastview, Washdyke Lane, Donington, PE11 4SL.
- 7.2 The NPPF states that ‘Plans and decisions should ensure developments that generate *significant* movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. *However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas*’ (para 34)(my emphasis). The proposal is of a small scale, having only one employee and one customer at any one time and therefore would not result in significant traffic movements. This site is also located within a rural area and this statement has set out that users of a canine hydrotherapy services are likely to be car dependent due to the health condition of the dog. Naturally, residents accessing hydrotherapy services can reside in both settlement and countryside locations and therefore it is reasonable to accommodate for services within both of these areas.
- 7.3 The application proposal has shown to be socially, economically and environmentally sustainable as it is of a small scale with managed traffic movements and would benefit the local community and businesses by offering a service which is in high demand but frequently sought of area, due to a shortage in local provision. *In the planning balance, this is considered to weigh heavily in favour of an approval of the application.*
- 7.4 Existing residential properties are located a significant distance from the application site and therefore the proposed building would not cause any harm to amenity in the context of Policy SG17 of the South Holland Local Plan.
- 7.5 The building to accommodate the use has been designed to reflect a small domestic building that would be expected within the curtilage of a property; with materials proposed to match Eastview to ensure the building assimilates within the site. The proposal would not harm the character or appearance of the surrounding countryside.
- 7.6 The proposal is of a low intensity and would not result in a demonstrable harm to highway safety. The proposal is therefore concluded to be acceptable in highway terms.
- 7.7 **The proposed development has been carefully considered and designed and the application documents confirm that it complies with relevant planning policies within the Adopted Local Plan and therefore in accordance with guidance contained in the NPPF, the development should be approved without delay.**

LIST OF APPENDICIES

Appendix 1: Letter of support by Kosmik Pet Services

Appendix 2: Letter of support by Patter Paws

Appendix 3: Letter of support by Emma Hustler McTimoney Animal Manipulator:

Appendix 4: Letter of support by A1 Dog Training

Appendix 5: Letter of support by Alder Veterinary Practice Spalding

Appendix 6: No objection letter from Wykes Manor Events Venue and Artistic Retreat Centre: