

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H15-0604-25 **Applicant:** Mr & Mrs S Rosen
Proposal: Change of use from residential garage to dog grooming parlour
Location: 7 Casswell Drive Quadring Spalding
Terminal Date: 20th August 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
04 Approach to Flood Risk
07 Improving South East Lincolnshire's Employment Land Portfolio
30 Pollution
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 12 - Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	2	0

CASE OFFICER ASSESSMENT

Proposal

This is a full application seeking permission for the change of use from a residential garage to a dog grooming parlour at 7 Casswell Drive, Quadring.

The only external change would be the removing of a metal garage door to a white uPVC door and additional window. The main point of the application is the change of use to use the garage as a dog grooming parlour, this would be run by appointment only during the hours of 09:00am - 18:00pm on weekdays and 09:00am - 12:00pm on Saturdays. There would be up to eight dogs per day on a one in one out basis (depending on if a customer brings more than one dog). There should be only one member of staff within the premises at any one time.

Site Description

The site is located within the defined settlement boundary of Quadring as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). Casswell Drive is located just off Main Road (A152), which is the direct route running from Donington to Spalding and is one of the main residential estates within Quadring. There is a variety of styles of dwellings in this area with two storey and bungalows throughout. Recent permission was granted for a new residential estate to the east of these properties.

History

H15-0178-87 - Residential land development (18 plots) - Approved

H15-0057-95 - Residential development in phases, including road layout & landscaping for Phase 1 (Renewal of H15/1261/91) - Approved

H15-1041-95 - Erection of 27 bungalows and 25 houses - Approved

H15-0701-96 - Highway surface water, Junctions, Footpaths, Pedest Access. Conditions 5,6,7 & 11 of H15/1041/95 - Approved

H15-0377-98 - Erection of 10 dwellings (substitution of 6 bungalows and 2 pairs of cottages for approved house types) - Approved

H15-0293-01 - Residential development of 35 dwellings - Approved

Consultation Responses

Quadring Parish Council

No comments.

Lincolnshire County Council Highways Authority

Recommendation: No objection

Vehicles will utilise the existing access arrangements from which serves the current use and has sufficient visibility and, adequate provision for car parking and turning space has been provided within the limits of the site to enable vehicles to enter and leave in a forward gear. The applicant has clearly demonstrated within the supporting statement on the layout drawing, that there will be sufficient parking available for those who wish to use a motor vehicle and all business arrangements for the dog grooming parlour will be by appointment only. Therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response regarding drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application, and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

South Holland District Council Environmental Protection

No comments.

Public Representation

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, one letter of representation has been received, these have been summarised below:

Key Planning Considerations

The main issues and considerations in this case are (but are not limited to):

- Principle of Development and Sustainability
- Layout, Design, and Impact on the Character of the Area
- Impact on Neighbouring Residents/Land Users/Land Uses
- Highway Safety and Parking

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above .

The policies and provisions set out in the National Planning Policy Framework (updated December 2024) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Planning Considerations

Principle of Development and Sustainability

The South East Lincolnshire Local Plan (2019) sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use of land and to minimise the loss of high-quality agricultural land by developing in sustainable locations and at appropriate densities.

Policy 1 of the South East Lincolnshire Local Plan (2019) sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 (Spatial Strategy) expresses this sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order.

Policy 1 (Spatial Strategy) of the South East Lincolnshire Local Plan (2019) indicates that within Main Service Centres, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

The application site in this instance is within the settlement of Quadring, a 'Minor Service Centre', as detailed by Policy 1. As such, with the proposal being located within a settlement boundary, it is considered to be in a sustainable location and the principle is acceptable.

The principle of such development is considered to be appropriate, comprising an appropriate form of development for the location.

As such, the proposal is considered to be acceptable with the requirements of the South East Lincolnshire Local Plan (2019) when viewed in principle. This is subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

Layout, Design and Consideration of the Character and Appearance of the Area

Section 12 of the National Planning Policy Framework (December 2024) specifically relates to 'Achieving well-designed places' and details that the "creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135, contained within Section 12 of the National Planning Policy Framework (December 2024), states that new development should function well and add to the overall quality of the area (beyond the short term and over the lifetime of the development) and should be visually attractive as a result of good architecture, layout and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing.

Development proposals should also ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

Likewise, Policy 2 of the South East Lincolnshire Local Plan (2019) outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 accords with the provisions of Section 12 of the National Planning Policy Framework (December 2024), in that it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.

These policies accord with the provisions of the National Planning Policy Framework (December 2024) and require that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

The only external changes which need assessing from a character perspective is the alterations to the existing garage door and windows. To make the dog grooming section more accessible a uPVC door and window will be sited on this elevation. Whilst this would contrast in relation to other existing garages along Casswell Drive, it is not considered to cause any harm onto the area as it set back slightly and would be something that could potentially be carried out under permitted development if not for the change of use required for the proposed dog grooming business.

Further to this, the change of use would not impact the character of the area, as the character is residential currently it is not uncommon for vehicles to come and go from the site throughout the day and therefore a slight increase in vehicle movement would not be harmful or unacceptable.

Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (December 2024).

Impact on Residential Amenity/Land Users

Paragraph 135 of the National Planning Policy Framework (December 2024) states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The hours of operation would be between 09:00am and 18:00pm Monday to Friday and 09:00am and 12:00pm on Saturdays. It is proposed that there would be up to eight dogs per day, operated on a one in one out basis, although it should be noted that this may be higher if a customer has more than one dog. From this, it is considered that there will still be only eight dog during the day, if a customer brings more than one, this would result in the same number being seen throughout the whole day with the limit being eight. Firstly, the hours of operation are very typical for a business and would not run drastically into the evening outside of work time, therefore, residents nearby should not be materially effected in this case. There is potential for the use on a Saturday morning to cause some harm, however, it should be noted that as it would only be running for three hours that it should not materially disrupt those nearby. Alongside this, as there would most likely only be one dog on site at any one time, with the exception of if a customer has multiple dogs, this would not exceed a typical number of dogs in a standard residential premises.

Finally, in relation to vehicles coming and going, it is considered that as it would be on a one in one day structure that there would never be more than two vehicles on site at the same time, providing there would be an overlap when someone was dropping off and collecting for example. In any case, there would only be eight extra vehicles at most. It is also considered that if customers live in the village they may walk to take the dogs to be groomed which could reduce the vehicle movement on site. As such, the change of use is not considered to result in an unacceptable increase in noise and thus impact the amenity of residents. This has also been supported by Environmental Protection who have raised no objections from a noise point of view.

As detailed above, the scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with the provisions of the Section 12 of the National Planning Policy Framework (December 2024), and Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).

Highway Safety and Parking

Section 9 of the National Planning Policy Framework (December 2024) specifically relates to 'Promoting sustainable transport'. Paragraph 116 of the National Planning Policy Framework (December 2024) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios".

In respect of highway matters, Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation. Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Due to the change of use on site there would be a natural increase in vehicle movement. It is predicted that there would be up to eight dogs per day between the hours of 09:00am - 18:00pm on weekdays and 09:00am - 12:00pm on Saturdays. The hours of operation in this instance, in which vehicles would be travelling to site, are similar to normal working hours. Furthermore, there is considered to be enough room on site to ensure that those who drive to site can park on the driveway, alongside this, it was noted during the case officer's site visit that residents park along the

road as well. The business would also operate on a one in one out service meaning there should never be more than one customer/vehicle on site at any time. The customers would also only be on site for a short amount of time to drop their dogs off and then collect them.

LCC Highways have been consulted on this application to ensure that there would be no harm caused to the highway, their comments are as follows 'Vehicles will utilise the existing access arrangements from which serves the current use and has sufficient visibility and, adequate provision for car parking and turning space has been provided within the limits of the site to enable vehicles to enter and leave in a forward gear. The applicant has clearly demonstrated within the supporting statement on the layout drawing, that there will be sufficient parking available for those who wish to use a motor vehicle and all business arrangements for the dog grooming parlour will be by appointment only. Therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety'. As such, there is not considered to be any harm on the highway as a result of this permission being approved.

The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Policies 2, 3 and 36 the South East Lincolnshire Local Plan (2019), and Section 9 of the National Planning Policy Framework (December 2024).

Flood Risk

Section 14 of the National Planning Policy Framework (December 2024) explains that "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere".

This goes on to state, within Paragraph 172, that all plans "should apply a sequential, risk-based approach to the location of development - taking into account all sources of flood risk and the current and future impacts of climate change - so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by: a) applying the sequential test and then, if necessary, the exception test as set out below".

It is important to note that whilst minor developments such as householders must meet the requirements for site-specific flood risk assessments, they should not be subject to the sequential test, nor the exception test, as outlined in Paragraph 176 and to be read in conjunction with footnote 62.

The site lies within Flood Zones 3 of the Environment Agency's Flood Maps. These have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The South East Lincolnshire Strategic Flood Risk Assessment (SFRA) provides an overview of how flood risk has been considered in shaping the proposals of the Local Plan; including the spatial strategy and the assessment of housing and employment sites. Policy 4 of the South East Lincolnshire Local Plan (2019) is clear in that "Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted" in instances where specific criteria is met.

It is worth noting that large parts of the district of South Holland lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South East Lincolnshire Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test.

Despite the property being within Flood Zone 3, it is within an area of no hazard within the SFRA. The application is also solely for a change of use to the use the garage as a dog grooming parlour and therefore there would be no habitable accommodation on site. Naturally, due to the low flood risk on site there would not be any significant harm raised and it would not materially increase the flood risk for the site and surrounding area in a harmful way.

Overall, when considering the development on balance, it is considered that given the mitigation measures detailed and recommended by condition, the proposal accords with Policies 2, 3 and 4 of

the South East Lincolnshire Local Plan (2019) and the intentions of the National Planning Policy Framework (December 2024) in this regard.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The proposal represents appropriate development within the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, and provides adequate parking, whilst conforming with the South East Lincolnshire Local Plan (2019) and the provisions of the National Planning Policy Framework (December 2024) when viewed as a whole.

In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

- A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
- C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Taking the above considerations into account, the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 30 and 36 (including Appendix 6) of the South East Lincolnshire Local Plan

(2019), along with the identified sections contained within the National Planning Policy Framework (NPPF) (December 2024). There are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.