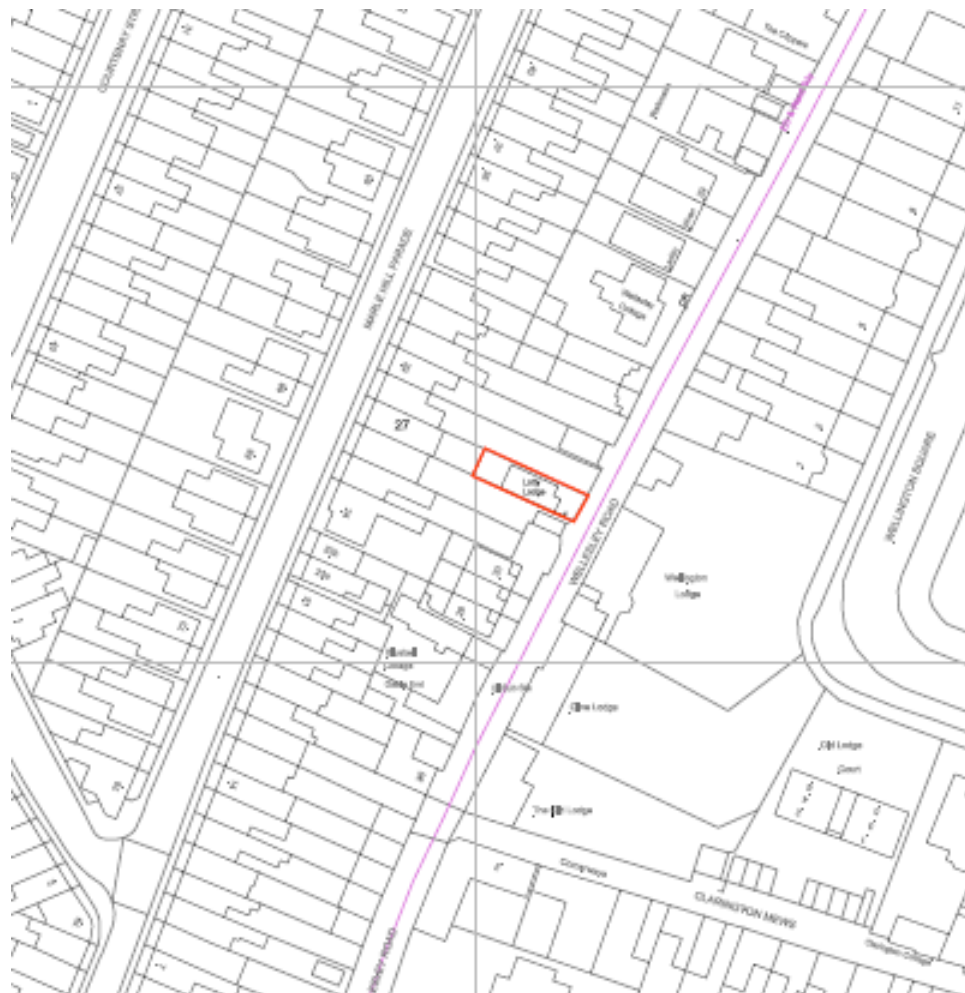


Lotty Lodge, 33 Wellesley Road

20/01311/FUL

Use of part of ground floor as dog grooming business
(sui generis)

Site location plan



The application site

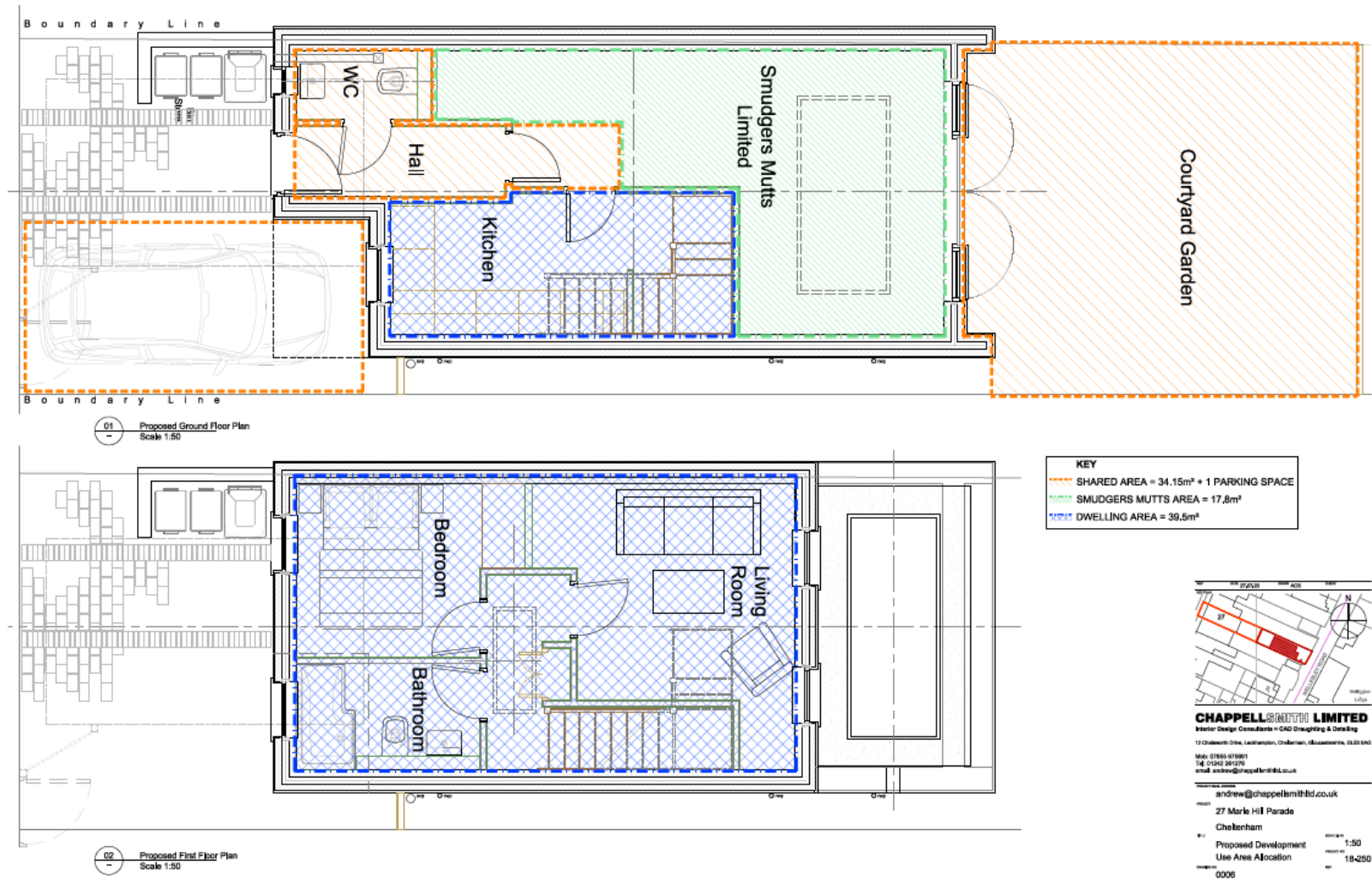


Lotty Lodge



View looking south west along Wellesley Road

The proposal



Floor plans

Key Planning Matters

- Principle of development
- Highway safety
- Amenity

Summary of recommendation

In accordance with JCS policy SD1, officers support the principle of a small business use in this location.

Given the small scale and nature of the business, officers do not consider that the proposal results in any significant adverse impact on residential amenity, with particular regard to noise and disturbance. The development therefore accords with Cheltenham Plan policy SL1, and JCS policy SD14.

Additionally, officers are satisfied that the highway impact resulting from the use is not severe; and no objection has been raised by the Local Highway Authority. The development therefore accords with JCS policy INF1.

The recommendation is to grant planning permission subject to the conditions set out in the officer report.