
Site Address: 3 Frances Road, Purbrook, Waterlooville, PO7 5HH
Proposal: Change of use from model making workshop into a dog grooming parlour.
Application Type: Full Planning Permission
Application No: APP/24/00424 Expiry Date: 29/07/2024
Applicant: Mr Cooper
Agent: Mr Bramble-Stewart Case Officer: Robert Riley
GBS Designs
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located on the northern side of Frances Road in Purbrook, Waterlooville. It is a two-storey semi-detached dwellinghouse. The dwellinghouse has brown concrete tiles on a gabled pitched roof. The dwelling is pebbledashed. The application site contains a driveway fronting on to the highway and hard standing for three cars. There is a long rear garden with a outbuilding that has recently been extended and a pitched roof installed under APP/23/00868 to be used as an annex and a workshop.
- 1.2 The application site is located in an area that could be characterised as both urban and residential being characterised by semi detached; one and two storey homes.

2 Planning History

01/65429/001 - Alterations and extensions to existing roofing to form gable end and provide dormer to rear at second floor level (Resubmission), PERM,03/05/2001
00/65429/000 - Alterations and extensions to existing roofing to form gable end and provide dormers to front and rear at second floor level., REF,30/08/2000
APP/23/00868 - Conversion and extension of garage to create an annexe., PERM,11/12/2023

3 Proposal

- 3.1 This proposal would feature 1 element:
- Change of use from model making workshop into a dog grooming parlour.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS2 (Employment)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Antonia Harrison

No comments received

Councillor Ms C Diamond - Purbrook Ward

No comments received

Councillor Paul Tansom

No comments received

Environment Agency

No comments received

Environmental Health Manager, Community Group

Thank you for consulting the Environmental Protection Team on this application. Please accept this comment as confirmation that we have no objections to make in respect of noise.

Portsmouth Water Company

Portsmouth Water have reviewed the application and associated documents for APP/24/00424 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

Hampshire Highways

Based on their planning statement trip generation would be low and they would be operating outside of the weekday network peak hours, so I wouldn't have any concerns with the trip generation.

My greatest concern would be provision of appropriate parking which I would refer to yourselves as the local parking authority as to whether you are satisfied or not that they are providing appropriate parking. The provision of the 3 spaces to the front of their property does look tight – there is no space between the spaces so you might struggle for 3 cars to fit on the drive if they are larger cars. There is presence of on-street parking suggesting that it is a common occurrence. I will leave the parking matters to you to make a decision.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking provision and highway safety

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 Criterion 8 of Policy CS2, encourages smarter working and the proposal for home based working complies with this. The application is however, assessed on the basis that it should not result in unacceptable environmental or amenity impacts which would cause nuisance to the residential locality in which it operates within.

(ii) Impact upon the character and appearance of the area

7.4 Whilst this is clearly a residential area nonetheless there would be no visual change to the appearance of the main dwelling as a result of this proposal - the dog grooming would operate from within an existing outbuilding to the rear of the dwelling in a section of the outbuilding which was proposed to be used as a model making workshop. The scale of the business, with just up to 6 dogs a day, is considered minimal and could operate without significantly altering the predominant residential character of the area.

(iii) Impact upon residential amenity

- 7.5 By nature of the proposed use, the business would result in clients arriving at the property on either foot or by car, dropping off and collecting dogs. The statement provided states that all appointments would be " *by appointment only, no walk-ins*". There could be a potential disturbance from dogs barking however, as the appointments would be staggered, with only one dog there at any one time unless 2 dogs present from the same household (other than in addition to any dogs that reside at the application property). This is not considered to be excessive and is comparable to the number of dogs which could reasonably live at a residential property at any one time (which the Council would have no control over).
- 7.6 It is not anticipated that noise levels from either equipment or barking would be so significant as to result in any harm to the quiet residential neighbourhood. Environmental health have raised no objection but should noise complaints be received these could be investigated under their separate legislation.
- 7.7 With sufficient controlling conditions it is considered there is no defensible reason to refuse the proposal on the grounds of impact on neighbouring amenity.

(iii) Parking provision and highway safety

- 7.8 By nature of the proposed use, the business would result in clients arriving at the property on foot or by car, dropping off and collecting dogs. There is space for 3 cars available at the property as shown on the submitted Parking Plan. The dwelling, features 5 bedrooms on site requiring 3 parking spaces. Were permission to be forthcoming, a condition will be added, limiting appointments to be at least 20 minutes away from each other. This would require space for 4 parking spaces to be provided on site. However in consideration that the applicants confirmed in an email that at present only use 2 of their 3 spaces and that customers would also be generally within the working day when local pressures to park are usually less with other residents out at work. Furthermore, that Frances Road on the site visit appears to feature on street capacity to accommodate a single vehicle at a time, on balance officers do not consider this shortfall in parking provision to warrant a refusal. Regarding highway safety, Hampshire Highways has not objected to this proposal based on highway safety, and officers are satisfied the proposal would be acceptable regarding highway safety.

8 Conclusion

- 8.1 With the relevant conditions imposed, the proposal is not considered to have an adverse impact on the residential amenity and as such, the application is recommended for approval.
-

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00424 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Drawing Number: 01: EXISTING GROUND FLOOR AND ROOF: Uploaded 04 Jun 2024

Drawing Number: 02: EXISTING ELEVATIONS: Uploaded 04 Jun 2024

Drawing Number: 03: PROPOSED GROUND FLOOR AND ROOF: Uploaded 04 Jun 2024

Drawing Number: 04: PROPOSED ELEVATIONS: Uploaded 04 Jun 2024

Drawing Number: 05: PARKING PLAN: Uploaded 04 Jun 2024

Drawing Number: 06: BLOCK PLAN: Uploaded 04 Jun 2024

Drawing Number: 07: SITE PLAN: Uploaded 04 Jun 2024

Drawing Number: 08: LOCATION PLAN: Uploaded 04 Jun 2024

Planning Statement: Uploaded 04 Jun 2024

Reason: To ensure provision of a satisfactory development.

- 3 This permission shall ensure for the benefit of Alley Cooper only whilst resident at 3 Frances Road and the use hereby permitted shall be discontinued on the date when Alley Cooper ceases to occupy the property.

Reason: in the interests of the amenities of the locality and having due regard to policies CS2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The use of the existing room of the annex for the purpose of the dog grooming business shall only operate between Monday to Friday between 9am to 5pm, and Saturday between 10am to 3pm and not at any other time unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of the amenities of the locality and having due regard to policies CS2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No employees other than Alley Cooper shall be employed at the premises in connection with the business hereby approved at any time unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of the amenities of the locality and having due regard to policies CS2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 6 There shall be no more than 1 dogs or 2 dogs if from the same household as the client groomed at the premises at any one time unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of the amenities of the locality and having due regard to policies CS2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 There shall be no more than 6 dogs groomed per day with a minimum break of 20 minutes between appointments unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the residential and highway amenities of the locality and having due regard to policies CS2, CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 A detailed register of dog grooming appointments shall be kept and made available for inspection by the Local Planning Authority upon request.

Reason: To ensure that the level of business use is compatible with the residential area and neighbouring amenities having due regard to Policies CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.