

36 Hurstville Drive, Waterlooville

Hampshire, PO7 7ND

Change of Use of the domestic boot room to a dog grooming parlour Design and Access Statement

This Design and Access Statement outlines the proposed change of use and its impact on the property, neighbourhood, and access considerations. The proposal, seeking planning permission to change the use of a room within the dwelling house located at 36 Hurstville Drive in Waterlooville, PO7 7ND, from a boot room within the dwelling house into a dog grooming parlour.

Description of the Proposal

The existing room in that forms the proposal is currently a boot room and is located on the ground floor. The dog grooming parlour will provide a work from home setting for grooming services for local pet owners and will not involve any structural changes to the existing property. In line with Policy CS16, renovations to the property to remedy numerous historic alterations have already been granted approval. A new access door to the boot room was granted under the planning application APP/23/00633.

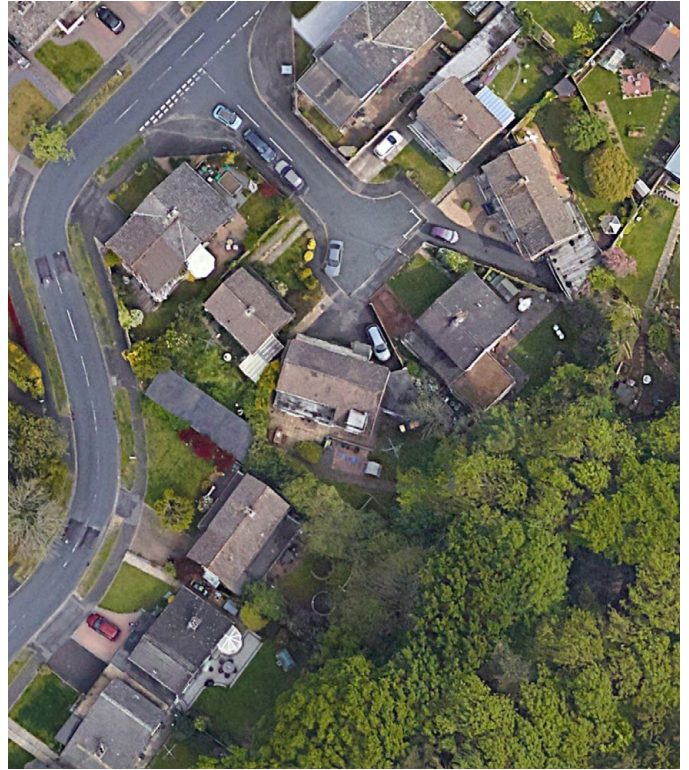


Image source: Google Earth

Justification for Change of Use

The proposed change of use aligns with the Havant Borough Council's local development plan, Criterion 8 of Policy CS2 that encourages smarter working and proposals for home-based working. The use of existing buildings for small businesses is encouraged where services will benefit the local community. The dog grooming parlour will create a new local amenity and contribute positively to the local economy. The business will also help a young family to have more flexible working arrangements to be able to raise children and to generate an income.

The Dog grooming business has been established for 12 years, previously working from home in Baffins and then Cosham, building a loyal clientele and a reputable service to local pet owners. The applicants have built up a successful family business and wish to continue providing a quality service to the local community in their new family home.

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Access Considerations

a) **Traffic and Parking:** The proposed dog grooming parlour will not generate a significant increase in traffic. The existing Parking standards require 3 parking spaces for the size of the property and 3 are available on site. Clients will visit by appointment only, and there will be no additional parking requirements as the existing parking facilities at the dwelling house are sufficient to accommodate the expected number of visitors. There are only 2 vehicles used by the home owners so one space will always be free. Only one vehicle will park on site, to either drop off or pick up, at any time and the road is a turning head so there is no on street parking to the property and the neighbouring properties that could potentially be obstructed. Some clients will also be able to visit on foot as there are several local clients. The additional vehicles accessing the road would not be deemed a substantial impact on traffic as this would be one vehicle at any time as appointments are staggered.

b) **Accessibility:** The property is easily accessible by both pedestrians and vehicles. There are no barriers or obstacles that would hinder access to the dog grooming parlour. The boot room is an existing side extension to the property with access to the proposed dog parlour via the door at the front, facing the driveway. The property is also within walking distance of a number of existing clients and with 15mins of Waterlooville town centre.

c) **Noise and Odour:** The dog grooming operations will be carried out in a manner that minimizes noise and odour in accordance with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011. The use of grooming equipment will be kept to acceptable noise levels, and appropriate ventilation and waste disposal systems will be in place to control odours. The business has had no previous complaints in the 12 years of operating.

Impact on the Surrounding Area

The proposed change of use is not expected to have any adverse impact on the character or amenity of the surrounding area. The dog grooming parlour will operate within the existing building and will not result in any alterations to the external appearance of the property. The business will operate during standard business hours between 0800 and 1800 on weekdays (no bank holidays or weekends) which will not disrupt the tranquillity of the neighbourhood. There are usually up to 5 appointments with the dog groomer per day, with family members alternating the day they work with child care responsibilities. Both dog groomers will work simultaneously for up to two days of the week subject to requirements or during peak season. Appointment start times are staggered to distribute arrival times with a policy that only dogs from the same household may arrive to an appointment at the same time. The appointments are pre-booked and scheduled to regular intervals throughout the year to keep an ordered operation of work.

Conclusion

In conclusion, we respectfully request that the Havant Borough Council considers this planning application for the change of use for the existing room from a dwelling house to a dog grooming parlour at 36 Hurstville Drive, PO7 7ND. The proposal aligns with local development goals, and all necessary measures will be taken to ensure minimal disruption to the neighbourhood and maintain the existing character of the property and street.

We are committed to working closely with the planning department to address any concerns and ensure that all relevant regulations and guidelines are met. We believe that this change of use will bring a positive contribution to the local community, offering a respectable service while preserving the residential nature of the area.