
Site Address:	1 Linda Grove, Waterloooville, PO8 8UX		
Proposal:	Change of use from domestic summer house to commercial dog grooming parlour.		
Application No:	APP/20/01134	Expiry Date:	20/01/2021
Applicant:	Mr Dunnage		
Agent:	Mr Glenn Bramble-Stewart	Case Officer:	Tina Pickup
	GBS Designs		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1. **Site Description**

The application site relates to a semi-detached bungalow with rooms in the roof with rear dormer, on the corner of a short spur road from Durley Avenue that leads to a long cul-de-sac of Linda Grove. The primary frontage of the bungalow faces south-west where a dropped kerb provides access to a hard surfaced area for the parking of 2 vehicles to the front of the bungalow. The side boundary comprises brick piers infilled with close boarded fencing having a height of about 1.8m.

Under recent planning permission APP/19/00571 the original garage in the north east corner of the site has been converted to an annexe (conditioned as ancillary accommodation only) and between this and the side boundary the approved summer house has been constructed. This is constructed of white cladding and measures 2.5m high where adjacent the fence, raising to 2.65m in the centre of the site.

The proposal relates to the use of the summer house only, which is proposed to be used for dog grooming.

The area is residential in nature, with the immediate vicinity characterised by bungalows, many of which have undertaken loft conversions with dormers. There are no parking restrictions in the area.

2. **Planning History**

APP/19/00571 - Conversion of garden room into annexe; construction of summer house; replacement wall/fence., PERM,07/08/2019

3. **Proposal**

Change of use from domestic summer house to commercial dog grooming parlour.

The summer house is accessible via a side gate and through the garden. The applicant has indicated that despite the submitted planning statement in fact she would only be able to do a maximum of 5 dogs a day with a break in between to clean and sanitise surfaces/equipment. Only one dog at a time would be groomed. The requested operating hours are between 0900 and 1700 Mondays to Saturdays. There are no changes to the exterior of the building proposed.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS2 (Employment)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E22 (Amenity and pollution)
E1* (High quality design)
IN3 (Transport and parking in new 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**

Environmental Health Manager

I have reviewed the details provided and have no objections to the proposal subject to conditions being attached limiting the hours of operation to 9am to 5pm Monday to Saturday, one dog to be groomed at any one time and limiting the benefit of the approval to the current occupants of the property.

In the event noise complaints are received, these will be investigated using the Council's powers for statutory nuisance under the Environmental Protection Act 1990.

Traffic Management

The Traffic Team have no adverse comment to make

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: 9

Number of site notices: 1 - displayed by applicant due to Covid restrictions

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
3 letters of objection have been received:	
main concern is <u>parking</u> - it is a cul-de-sac and most residents have already changed their front gardens into parking areas due to the shortage of parking. If customers use front of property, where would the owners park their cars?	Noted - see section 7
Firstly I'm concerned about the <u>noise</u> of dogs barking excitedly to and from their car that could be parked some distance from the summer house also whilst in the summer house I believe there is a lack of insulation and dogs would be heard barking whilst being groomed. This I believe would seriously disturb the peaceful enjoyment of my home. Secondly <u>dog fouling</u>, people do not always clear up after their dogs and it would only take a couple of clients leaving a mess for others to tread in, this could become a very messy disgusting problem if trod into your house or car. Thirdly <u>parking</u> in the first section of Linda grove the only space left for a car to park is in front of my driveway most days and I fear that their clients would only be 5 minutes attitude and in my experience usually is a lot longer especially if they stop for a little chat leaving their car blocking me in when I need to get out for an appointment etc. Also there are four pavement access dropped kerbs to enable wheelchair users and pushchairs to cross the road without having to go over the grass verge and struggle with the kerb, people do not respect them now and park their cars on them and I feel this would also only get worse. Also the T section at the end of the first section is not suitable for cars and they would have to block the pavement to allow other cars to get up and down the road whilst parked. If the applicants parked on the road leaving spaces outside their property on their off-road parking for clients this would only make the parking position worse than what it already is. These are my objections and I do not	Noted - see section 7 Any dog fouling on the public highway is a matter for Environmental Health Commercial Services to issue a Fixed Penalty Notice of up to £80 for not clearing up after dogs Noted - see section 7 Any blocking of private drives is a Police/Enforcement matter as illegal parking See section 7

believe a business of this nature is suitable for a highly residential area where people are in residence most of the time and would be disturbed all the hours the parlour is open and I believe the applicants would be better served opening a business in a more built-up area with similar type shops and businesses.	
I would like to object to this application for change of use from domestic summer house to commercial dog grooming parlour on several grounds. 1 - This is a residential area and as such I believe it is not right to turn a residence in to commercial premises. 2 - Parking. The plan indicates two parking spaces available on the premises for customer parking, these two spaces though are currently used by the residents of the house so where do they propose to park to make space for customers? People already park (dangerously, in my opinion) on the kerb outside this residence, they park obscuring the corner entry and I believe that adding extra traffic and parking demands will cause problems and potential accidents. 3 - Noise. I have no facts to back this up but if dogs are going in and out all day then I suspect the noise levels will be unacceptable due to excited or nervous dogs barking. 4 - Commercial Waste. There is no provision mentioned for the disposal of commercial waste. I imagine that grooming some dogs will create a fair amount of waste in the form of hair. Is it really fair for this to be disposed of in household waste? 5 - Future use. If this change of use is granted then what precedent does that set for the future, will they then want to change it to a hairdressers, a barbers, a retail outlet for electric clippers, will other residents want to change the use on their premises and it become an industrial estate?! 6 - Is that building currently a summer house? I believe it used to be a garage and it now resembles a mobile home where I believe some of it is a	Noted - See section 7 Noted - see section 7 Noted - see section 7 Applicant has confirmed that commercial waste will be paid to be collected weekly Every application is considered on its merits Was permitted under APP/19/00571 as a summer house ie domestic outbuilding

workshop. 7 - Perhaps rather irrelevant but there used to be a beautiful tree where this alleged summer house now sits, such a shame for that to have been taken down to create a dog grooming parlour.	Previous tree was not subject to any Tree Preservation Order
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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

(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. The NPPF encourages a flexible approach to working practices that can respond to changes in economic circumstances (para 81). Objective 8 of Policy CS2 encourages smarter economic growth and the proposal for home based working complies with this. Home working is therefore encouraged in principle, securing employment for individuals, and can offer a service to the local community, but must be assessed to ensure it would 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

7.3 Whilst this is clearly a residential area nonetheless there would be no visual change to the appearance of the outbuilding or locality as a result of this proposal - the dog grooming would operate from within the existing summer house. The scale of the business, with just up to 5 dogs a day, is also considered minimal and could operate without significantly altering the predominant residential character of the area.

(iii) Impact upon residential amenity

7.4 The business will involve dogs being brought to the site, taken via the side gate to the summer house/outbuilding. A maximum of 5 dogs would be groomed per day, with only one at a time at the premises (excluding applicants own dogs). Each appointment takes between one and two hours and a break is needed in between to clean and sanitise all surfaces and equipment. The equipment used is generally just a bath, table, clippers and hairdryer, none of which is noisier than domestic products.

7.5 Whilst there could be potential disturbance from dogs barking, generally with just a single dog this is unusual - they would be walked into the premises calmly by owners and are mainly timid and quiet when groomed. 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 raise no objection but do note that should noise complaints be received these could be investigated under their separate legislation.

- 7.6 With staggered appointments and only one visiting dog at the premises at any one time the scale of the business 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). The siting of the outbuilding is also favourable, being adjacent to the highway rather than immediately on a shared boundary with any other residential garden.
- 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

- 7.8 The site has 2 spaces within its curtilage which serve the existing residents. However there are no parking restrictions in the immediate area and at the time of making the site visit (during the working day) plenty of available on street parking. Since customers would also be generally within the working day when local pressures to park are usually less with other residents out at work, then there appears to be on street capacity to accommodate a single vehicle at a time. The applicant advised that if necessary she would park her vehicle on the road (which she is entitled to do so), freeing up her drive space for customers.
- 7.9 The breaks between dogs also ensures that there would only be one customer vehicle at a time and not an overlap. This can be conditioned to reduce any parking congestion issues. Overall, the scale of the business is limited and should not result in any indiscriminate parking detrimental to the amenity of neighbours. The Traffic Team also raise no objection.

8 Conclusion

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01134 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 This permission shall enure for the benefit of Natasha Harrison only whilst resident at 1 Linda Grove and the use hereby permitted shall be discontinued on the date when Natasha Harrison 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.

- 3 The use of the summer house for the purpose of the dog grooming business shall only operate between Monday to Saturday between 0900 and 1700 hours 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, CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.
- 4 There shall be no more than 5 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 DM14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.
- 5 No employees other than Natasha Harrison 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
1:1250 Site Location Plan Drawing Number 08
1:500 Location Plan Drawing Number 07
1:200 Block Plan Drawing Number 06
1:200 Parking Plan Drawing Number 05
1:50 Proposed Elevations Drawing Number 04
1:50 Proposed Floor and Roof Plan Drawing Number 03
Reason: - To ensure provision of a satisfactory development.