
Site Address: 49 Larkwhistle Walk, Havant, PO9 4JB
Proposal: Change of use from residential garage to dog grooming studio.
Application No: APP/18/00381 Expiry Date: 31/05/2018
Applicant: Mrs T Houghton
Agent: Case Officer: Bee Crawford
Ward: Warren Park

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The applicaiton site is a two storey semi-detached property and detached garage to the front. It has a shallow pitched brown tiled roof and elevations of red multibrick. The site is level with open vehicular access to the front leading to a concrete parking area and a small area of grass beyond a 1 metre high fence. The garage forms part of the western boundary and there is a 2 metre high fence to the eastern boundary.
- 1.2 The adjoining two storey semi-detached property is to the east, a two storey end of terraced property is to the west and open amenity land is opposite (north) beyond a parking court. The area is of medium density with two storey semi-detached and terraced properties and blocks of flats of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the change of use from residential garage to dog grooming studio, together with new entrance doors to north elevation.

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)

Havant Borough Local Plan (Allocations) July 2014

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water would have no objection to the above proposal.

Southern Water requires a formal application for a connection to the public foul sewers to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>

NB: Informative recommended.

Environment Agency

No response received.

Environmental Health Manager, Community Group

No adverse comments from EH Pollution office.

Highways Engineer, Development Engineer

If the details of the operation as given in the planning statement can be conditioned then the Highway authority have no adverse comment.

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: 4

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) Effect on neighbouring properties
- (iii) Parking provision

(i) Principle of development

7.2 Objective 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.

(ii) Effect on neighbouring properties

7.3 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. The garage is to the front of the property with no dwellings directly opposite. Whilst there could be potential disturbance from dogs barking, the appointments would be staggered and (in the main) only one dog would be on the premises at any one time. This is in addition to any dogs that reside at the property which 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). It is noted no objections were received regarding the proposal.

(iii) Parking provision

7.4 The majority of dwellings in the road have garages with adjacent parking spaces and the application site has two spaces to the front of the property in addition to the garage. The Highways Engineer has advised that they raise no objection to the proposal subject to the operation being carried out as detailed within the planning statement. A condition is recommended for a minimum break of 30 minutes between appointments reducing the potential impact on the surrounding neighbourhood.

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 temporary permission be granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00381 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 Mrs Tate Houghton only whilst resident at 49 Larkwhistle Walk and the use hereby permitted shall be discontinued on the date when Mrs Tate Houghton 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, March 2012.
- 3 The use of the garage for the purpose of the dog grooming business shall only operate between Monday to Friday between 1000 and 1600 hours and on a Saturday between 1100 and 1500 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, March 2012.
- 4 There shall be no more than 3 dogs groomed per day with a minimum break of 30 minutes between appointments 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, March 2012.
- 5 No employees other than Mrs Tate Houghton 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, March 2012.
- 6 This permission shall be for a limited period expiring on 30 June 2019, on or before which date the use of the garage for the operation of a dog grooming business shall be discontinued permanently and the site shall be restored to residential use unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: To enable the Local Planning Authority to assess the impact of the proposed use 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, March 2012.
- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Proposed floor plan
Details of proposed new doors

Supporting statement dated 28/03/2018

Reason: - To ensure provision of a satisfactory development.