

DELEGATED OFFICER REPORT

Site Address:	23 Cornbrook Grove, Waterlooville, PO7 8RD		
Proposal:	Erection of new outbuilding to rear of property, for use as a business premises for dog grooming.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00802	Expiry Date:	10/12/2024
Applicant:	Miss Domoney		
Agent:	Mrs Vicki Styles	Case Officer:	Denise Sheath
	Styles Architecture		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

23 Cornbrook Grove, Waterloo, is a two storey semi detached property constructed with red/brown brick with cream render to the first floor elevations. The roof is pitched in design with hung tiles. The rear garden area is laid to lawn with 2m close boarded fencing to the rear and rear side boundaries. The front of the property is laid to lawn with the current availability of parking vehicles off road adjacent the north western side elevation of the property.

2 Planning History

None relevant.

3 Proposal

Erection of new outbuilding to rear of property, for use as a business premises for dog grooming.

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)

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

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group - Initial Comments

Thank you for consulting the Environmental Protection Team on the above planning application. Please note this response relates to noise only. Please accept this email as confirmation that we do not wish to make an objection.

Environmental Health Manager, Community Group - Final Comments

Thank you for consulting the Environmental Protection Team on the revised documents. Please accept this comment as confirmation that we have no observations to make.

Hampshire Highways - Initial Comments

The applicant proposes a new outbuilding for use as a dog grooming business. The applicant states only one customer and dog would be permitted on the site at any time. The applicant also states that no more than six customers will be permitted per day. The applicant proposes additional off-street car parking, however it is unclear if there is sufficient space for the proposed resident car parking space. The applicant should provide the dimensions of the proposed off-street car parking space.

The applicant should note that a street light is located in the path of the proposed resident car parking space. This should be indicated on plan and the relocation of this will be at the expense of the applicant.

Having regard to the above, there is insufficient information for the Highway Authority to provide comments on this planning application. Further comments will be provided upon receipt of the above requested information

Hampshire Highways - Final Comments

I refer to the further consultation relating to the above application and would make the following comments.

An amended proposed site plan referenced A1041 100 Rev B has been submitted that shows three parking spaces 2 for residents with an additional single customer parking and these are considered workable spaces based on the existing dropped-kerb across the plot frontage and the area for parking being enlarged and suitably surfaced.

The parking numbers will be considered by the Planning Authority, as Local Parking Authority having regards to the Adopted Parking Policy and Standards SPD.

Having regards to the above comments the Highway Authority would recommend –

No objection subject to following condition

HARD SURFACE MATERIALS PROVISION

The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.:

Southern Gas Network

No comments received

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) Biodiversity Net Gain (BNG)

(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 The proposal includes the erection of an outbuilding within the rear garden to be used as a dog grooming business. The proposed outbuilding would be constructed with timber and timber cladding and would include Internal acoustic grade insulation to the walls and roof to reduce sound passage and improve heating efficiency of the building. The proposed outbuilding would have the following dimensions depth approximate 3.7m; a width of approximately 1.8m; an eaves height of approximately 2.1m with a maximum height of approximately 2.5m. 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.

- 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 pre-booked and clients would not stay there for the duration of the appointment only to drop off and collect the dog(s) being groomed. 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).

(iii) Impact upon residential amenity

- 7.6 Whilst there could be potential disturbance from dogs barking, generally with just a single dog this is unusual. 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 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

- 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 are 3 available parking spaces available at the property as shown on the submitted Parking Plan. 2No. spaces provided for the residents of No.23 with an additional parking space provided for the clients of the dog grooming parlour. Conditions are imposed which stagger the appointments (preventing more than one car turning up at one time) and limiting the number of appointments per day
- 7.9 The Highways Authority have raised no objection to the proposed parking layout and have recommended a condition relating to hardsurfacing materials to be used to ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

(iv) Biodiversity Net Gain (BNG)

- 7.10 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain, the proposal is also less than 25sqm in area.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00802 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:

Supporting Statement Styles Architecture - Uploaded 27 September 2024
Proposed Site Plan - Drawing No. A1041 101 REV B - Uploaded 13 November 2024

Proposed Elevations and Floor Plans - Drawing No. A1041 210 REV B - Uploaded 13 November 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The proposed hard surface(s) for parking shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface(s) to a permeable or porous surface within the site.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway and having due regard to policies DM13, CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 This permission shall enure for the benefit of Miss Domoney only whilst resident at 23 Cornbrook Grove and the use hereby permitted shall be discontinued on the date when Mrs Domoney 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.

- 6 The use of the existing outbuilding for the purpose of the dog grooming business shall only operate between:

Monday to Friday between 0900 and 1700 hours, and
Saturday between 1000 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 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.
The operator shall keep a record of appointments which shall be made available for inspection by the Local Planning Authority upon request.
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 There shall be no more than 1 dog 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, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 No employees other than Miss Domoney 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, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 10 The proposed dog grooming business shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site as shown on the 'Proposed Site Plan' Drawing No. A1041 101 REV B uploaded 13 November 2024 and thereafter all of those spaces shall be kept available for parking.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.