
Site Address: 36 Hurstville Drive, Waterloooville, PO7 7ND
Proposal: Change of use of a domestic room of a dwelling house to a dog grooming parlour.
Application Type: Full Planning Permission
Application No: APP/23/00877 Expiry Date: 09/01/2024
Applicant: N Smith
Agent: Mr Williams Case Officer: Denise Sheath
JLRW Architecture
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, detached dwellinghouse located on the south side of Hurstville Drive, Waterloooville, where the road forms a cul-de-sac. The property has a pitched roof with stone, brickwork and cladding to the elevations . Towards the front of the property is on site parking and to the rear is the outdoor amenity space.

The existing single storey flat roof side extension which this application relates to is located to the north eastern elevation of the property from domestic boot room and bathroom to a family run dog grooming parlour. The side extension is linked internally to the main dwellinghouse by the way of an internal side entrance door leading from the hallway of the dwellinghouse.

2 Planning History

94/58971/000 - Front entrance hall extension and rear garage extension. PERM - 21/04/1994

APP/16/00136 - Installation of side dormer. PERM - 01/04/2016

APP/23/00633 - Alterations to frontage and partial extension of rear roof to form a dormer window. PERM - 25/09/2023

3 Proposal

Change of use of a domestic room of a dwelling house to 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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Crime Prevention -Minor Apps

No Comments

Economic Development

No comments.

Environmental Health Manager, Community Group

Thank you for consulting the Environmental Protection Team on this application.

Please accept this email as confirmation that we do not have any objections.

The limited scale of the development and restriction on hours and days of the week of operation makes this a low-risk operation in terms of potential noise impacts, including noise from dog barking. However, if external plant is required (none noted on the proposed plans) then this may require planning permission. As this is a residential area, I recommend the following conditions are attached if permission is granted,

- 1) Restrict days and hours of operation to between Monday to Friday 0800 ? 1800 hours only.
- 2) Bookings conducted via prior appointment only.

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 12

A total of objections: 7 (2 objections received from same property)

A total of representations of support: 4

Summary of objections:

- Concerns regarding parking - See Section 7
- Concerns regarding noise from dogs barking - See Section 7
- Increased Traffic - See Section 7
- Concerns regarding the business being expanded to a dog kennel - *This application relates to a dog grooming business only. Any future applications will be assessed on their own merit.*
- Advertisement of business on residential property - *No advertisements are proposed*
- Drainage Concerns - The agent has confirmed an eco friendly bath with adequate filtering systems and a catch net will be used to prevent any blockages.

Summary of support:

- Support of Business - all concerns seem to of been addressed
- Support small family business
- Valuable additional to the local neighbourhood and economy

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

(i) Principle of development

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

7.2 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 its 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 side extension as a result of this proposal - the dog grooming would operate from within the existing side extension. The scale of the business, with just up to 5 dogs a day, is considered minimal and could operate without significantly altering the predominant residential character of the area.

7.4 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

- 7.5 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.
- 7.6 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

- 7.7 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 4 available parking spaces available at the property as shown on the submitted Parking Plan. 3No. spaces provided for the residents of No.36 with an additional parking space provided for the clients of the dog grooming parlour. The majority of dwellings in the road have provision for on site parking within their frontages. 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.

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/23/00877 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:

Application Form - Received 13 November 2023
Design and Access Statement - 13 November 2023
Parking Statement - Received 17 January 2024

Location Plan - Received 13 November 2023
Block and Parking Plan - Drawing No. 23012_110_A - Received 17 January 2024
Floor plan and Elevation - Drawing No. 23012111 - Received 13 November 2023
Drainage Information - Received 07 February 2024

Reason: To ensure provision of a satisfactory development.

- 3 This permission shall enure for the benefit of Mrs Louise Smith and Mrs Lacey Smith only whilst resident at 36 Hurstville Drive and the use hereby permitted shall be discontinued on the date when Mrs Louise Smith and/or Mrs Lacey Smith 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 side extension for the purpose of the dog grooming business shall only operate between Monday to Friday between 0800 and 1800 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 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 DM13 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 No employees other than Mrs Louise Smith and Mrs Lacey Smith 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.