
Site Address:	44 Roundway, Waterloooville, PO7 7QD		
Proposal:	Conversion of existing rear garage into business premises for dog grooming.		
Application Type:	Change of Use		
Application No:	APP/24/00160	Expiry Date:	26/04/2024
Applicant:	Mr & Mrs Scott		
Agent:	Mrs Styles	Case Officer:	Denise Sheath
	Styles Architecture		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

44 Roundway, Waterloooville, is located to the west side of Roundway. The application site is a semi detached chalet bungalow comprising brickwork and render with concrete roof tiles. Vehicular access is from Roundway with parking to the side.

The property is located within a residential area with surrounding properties of similar style and design.

2 **Planning History**

APP/21/00455 - Single storey porch extension to the front and single storey extension to the rear. PERM - 06/07/2021

3 **Proposal**

Conversion of existing rear garage into 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)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Environmental Health Manager, Community Group

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

Hampshire Highways

It would have been helpful for anybody not familiar with the layout of the application form for the questions not to have been redacted. That said, it appears there is no alteration proposed to the existing access arrangement for this property and therefore I confirm the Highway Authority have no objection. The provision of car parking is a matter for the LPA.

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: 2

Summary of Objections:

Devaluation of properties

Officer Comment - Not a material planning consideration

Concerns regrading loss of privacy

Officer Comment - The areas in which the clients will use to access the dog grooming outbuilding are visible from the public realm. There are no views into private amenity space. The applicant has confirmed a fence will be between the shared boundary to alleviate any loss of privacy concerns.

Concerns regarding Parking

Officer Comment - See Section 7 of report

Concerns regarding Noise Disturbance

Officer Comment - See Section 7 of report

Concerns for people whom have a phobia of dogs

Officer Comment - Not a material planning consideration

Concerns regarding proposed business hours especially at weekends.

Officer Comment - See Section 7 of report

Covenants on land restricting use of properties

Officer Comment - The planning history of the site has revealed no planning restrictions - Any covenants are a civil issue between the parties involved

Dog faeces should be classed as Clinical Waste and disposed of accordingly

Officer Comment - Dog waste should be appropriately disposed of by the applicant - An informative has been placed upon the decision.

Ground Stability and Drainage concerns

Officer Comment - Ground Stability - This would be a civil issue with the parties involved.

Drainage Concerns - The applicant has confirmed that drain filters will be installed and will be maintained on a regular basis to avoid blockages. This will include removable drain filter baskets, to trap hair in particular.

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

(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 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 detached building as a result of this proposal - the dog grooming would operate from within an existing outbuilding previous used as a garage. It is proposed to replace the existing garage door to the front elevation with 1No. window and a single entrance door, no other alterations to fenestration are proposed. 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.

7.4 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 3No. available parking spaces available at the property as shown on the submitted Parking Plan. 2No. 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/24/00160 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 29 February 2024

Supporting Statement - Received 02 May 24

Location Plan - Received 29 February 2024

Proposed Site Plan - Drawing No. A1017 102 REV C - Received 02 May 2024

Proposed Plans and Elevations - Drawing No. A1017 205 REV A - Received 29 February 2024

Reason: To ensure provision of a satisfactory development.

- 3 This permission shall enure for the benefit of Mrs Scott only whilst resident at 44 Roundway and the use hereby permitted shall be discontinued on the date when Mrs Scott 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 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 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.

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 Scott 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.