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|-----------------|---------------------------------------------------------------------------|-----------------|----------------|
| Site Address:   | 9 Fabian Close, Waterlooville, PO7 8LQ                                    |                 |                |
| Proposal:       | Proposed change of use of domestic outbuilding to a dog grooming parlour. |                 |                |
| Application No: | APP/21/01194                                                              | Expiry Date:    | 05/01/2022     |
| Applicant:      | Ms J Mcknight                                                             |                 |                |
| Agent:          | Mr Jay                                                                    | Case Officer:   | Selina Donophy |
|                 | The Planning Service                                                      |                 |                |
| Ward:           | Waterloo                                                                  | DMC Lead Member |                |

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

This application site is a semi detached chalet bungalow located on the north side of Fabian Close, Waterlooville on a corner plot between Fabian Close and Lysander Way. The property has a pitched roof with an existing flat roof dormer to the rear roof slope. The elevations are formed from white render and the plot is laid to lawn towards the front, with an open boundary with the road. To the side is a detached garage with a hardstanding to the front providing parking space for three vehicles.

## **2 Planning History**

APP/21/01193 - Proposed front dormer and garage conversion., PERM,

## **3 Proposal**

Proposed change of use of domestic outbuilding 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)                                                  |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |
| 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) |
|-----|----------------------------------------------------|

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

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

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

**Councillor Gwen Robinson**

No comment

**Councillor Mike Seal**

No comment

**Councillor Peter Wade**

No comment

**Environmental Health Manager, Community Group**

I have perused the enclosed plans / documentation provided by the applicant. I have no objection in principle to this application, but would ask, that if consent were to be granted on this application, that the following be conditioned:

\* the hours of operation be limited to those proposed i.e. 08:30 to 18:00 Monday to Friday only;

\* only one dog to be groomed to be onsite at any one time, unless two dogs from the same household are attending;

\* limiting the benefit of the approval to the current applicant / occupant of the property only.

In the event of any noise complaints being received, related to this business, these will be investigated, using the Council's powers for statutory nuisance under the Environmental Protection Act 1990

**Hampshire Highways**

Thank you for consulting the Highway Authority on the above planning application. Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link: [www.hants.gov.uk/transport/developers/consultation](http://www.hants.gov.uk/transport/developers/consultation)

**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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 11

Third party representations :

10 comments received in objection

0 comments received in support

Concerns raised :

Impact on neighbour amenity :

- Dog barking resulting in harmful noise pollution
- Dog fouling and pollution

Parking and highways :

- Little on street and on site parking
- Potential blocking of emergency vehicles
- Increased parking on Lysander Way
- Waste disposal and impact including increased traffic
- 
- Other matters:
- 
- Proposal would be more appropriate for light industrial unit
- Area should be kept for residential use only
- Pressure on sewer system and waste disposal
- Issue has been raised in regards to red site line being wrong - this has been raised with the agent who has confirmed the red line they believe to be correct.
- Issue has been raised in relation to a covenant on the site which relates to business uses on the site - a covenant is not a planning issue and is between the home owner and the house developer.

## **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

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

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. It is noted that objections raise that the proposal would be better sited in an empty retail unit - this proposal is to be assessed on the basis it has been submitted which is for the proposal on the site of no 9 Fabian Close.

(ii) Impact upon the character and appearance of the area

7.2 This proposal comprises the change of use of the domestic garage to a dog parlour. The external alterations to the garage and the internal alterations have been submitted under application reference APP/21/01193.

7.3 Proposed hours of use would include Monday to Friday between 0830 and 1800 hours.

(iii) Impact upon residential amenity

7.4 The applicant has provided additional information stating that on average there would be 3-4 appointments per day with one client at a time however each client may bring up to three dogs at a given time. The applicant has confirmed it is not often that clients would bring up to 3 dogs at a time. Whilst there could be some disturbance from dogs barking it is noted that the same amount of disturbance could take place from domestically owned dogs at the property although the potential for some additional excitement/noise from the dogs is accepted. The garage is detached with access to the proposed dog parlour to be via the front access gate and outbuilding single door. This would be located away from neighbouring properties and adjacent to the highway.

7.5 Environmental Health have been consulted in regards to this proposal and have requested conditions relating to hours of opening , limits to dogs on site at a given time and limits to the use linking this to the owner and not to the site , meaning if the applicant were to relocate, the garage would no longer retain the use as a dog grooming parlour. These conditions are recommended. If there were to be noise issues Environmental Health have the powers to investigate this under separate legislation. A condition has also been imposed stating the applicant shall need to keep a log of appointments as evidence should there be noise pollution issues raised to Environmental Health.

7.6 Having regard to the Environmental Health consultation response, and the range of conditions which could be imposed on any permission, it is considered that the concerns regarding the use expressed through the objections to the application have the potential to be mitigated to an acceptable level. Consequently, it is considered that it would not be reasonable to refuse the application as, having regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, any adverse effects of the business use on residential amenity have the potential to be ameliorated.

(iv) Parking .

- 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. Comments have been received which raise concerns in relation to an increase in traffic making use of the Close and potential for on street parking issues. There are 3 available parking spaces at the property and the majority of dwellings in the road have provision for on site parking within their frontages. Two of the parking spaces would serve the host dwelling meeting the parking standards for a 3 bedroom property. The third space would allow for parking for clients dropping off and picking up dogs by car. It is noted that the on site parking is fairly constrained however measurements show that 3 cars could be parked on site meeting the 2.4 x 4.8 space standards . As the applicant has specified there would only be one client at a time , no additional on site parking allocation is deemed necessary than the 3 provided . It is also noted that during the bulk of the opening hours the applicant's husband's car would not be on the drive, leaving up to 2 parking spaces available on the driveway. The Highways Officer has advised that they raise no objections. 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. Given the on site parking space and conditions imposed limiting the number of clients per day to a maximum of 5 per day , 5 extra vehicles turning into the close per day is not deemed to be of a substantial nature to worsen any existing congestion issues - some clients may also choose to walk or find alternative transport to the address. In conclusion the parking and access as proposed is considered to be acceptable in impact to the surrounding area.

## 8 Conclusion

- 8.1 With the relevant conditions imposed the proposal is not considered to have an adverse impact on residential amenity , in addition the proposal is not considered to result in congestion in the close as on site parking has been provided which meets the parking SPD standards . The overall impact on the locality is considered acceptable and as such, the application is recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01194

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:

E001 Existing location and block plans  
P005 Proposed plans and elevations  
Additional information email uploaded on the 23.11.2021  
Design and Access Statement uploaded on the 05.11.2021

**Reason:** - To ensure provision of a satisfactory development.

- 3 There shall be no more than 5 dogs groomed per day with a minimum break of 10 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 and National Planning Policy Framework.
- 4 The use of the outbuilding for the purpose of the dog grooming business shall only operate between Monday to Friday between 0830 and 1800 hours and shall not operate on bank holidays or 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 and National Planning Policy Framework.
- 5 No employees other than Jessica Mcknight 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 and National Planning Policy Framework.
- 6 This permission shall enure for the benefit of Ms Mcknight only whilst resident at 9 Fabian Close and the use hereby permitted shall be discontinued on the date when Ms Mcknight 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 and National Planning Policy Framework.
- 7 There shall be no more than 1 dog or up to 3 dogs if from the same household groomed at the premises at any one time unless otherwise agreed in writing by the Local Planning Authority. If there are additional dogs from the same household these are to be kept inside the grooming parlour throughout the appointment.  
**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 National Planning Policy Framework.
- 8 Each dog grooming appointment hereby approved shall be carried out in strict accordance with the following arrangements:
  - (i) A detailed register of appointments shall be kept and made available for inspection by the Local Planning Authority upon request.  
**Reason:** To ensure that the level of business use is compatible with the residential area and neighbouring amenities having due regard to Policies CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Appendices:...