

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

Economic Development

No comments received.

Environmental Health Manager, Community Group

Thank you for consulting Environmental Health on the above application for a commercial dog grooming parlour, in an outbuilding on a residential property. I have reviewed the details provided and have no objections to the proposal subject to conditions being attached limiting the hours of operation to 8:00 to 18:00 Monday to Friday (as advised by the applicant), one dog to be groomed at any one time (unless 2 dogs present from the same household) and limiting the benefit of any approval to the current occupants of the property.

In the event noise complaints are received related to dogs barking/howling, these will be investigated using the Council's powers for statutory nuisance under the Environmental Protection Act 1990.

If you have any queries, please do not hesitate to contact me.

Hampshire Highways

Thank you for consulting the Highway Authority on the above planning application. The Highway Authority have no concerns that conversion of a domestic outbuilding into a dog grooming parlour will have a detrimental impact on the wider highway network. 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

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: 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

(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 on the neighbouring properties

- 7.3 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 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) Parking provision

- 7.4 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. This means that additional parking would not actually be required. There is at least 2 available parking spaces at the property and then unrestricted parking spaces available on the highway. The majority of dwellings in the road have provision for on site parking within their frontages. 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.

8 Conclusion

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 Planning be authorised to **GRANT PERMISSION** for application APP/21/00995 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 22 September 2021
Supporting Statement - Received 22 September 2021
Location Plan - Received 22 September 2021
Block Plan - Received 22 September 2021
Existing Elevations photographs - Received 22 September 2021
Floor Plan - Received 22 September 2021

Reason: - To ensure provision of a satisfactory development.

- 3 This permission shall enure for the benefit of Miss Barnes only whilst resident at 64 Serpentine Road and the use hereby permitted shall be discontinued on the date when Miss Barnes 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.

- 4 The use of the existing outbuilding room 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 5 There shall be no more than 4 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 Core Strategy 2011 which forms part of the Local Development Framework and 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 National Planning Policy Framework, March 2012.

- 7 No employees other than Miss Barnes 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.

