
Site Address:	47 Starina Gardens, Waterlooville, PO7 8QT		
Proposal:	Change of use of annexe to allow continued operation of dog grooming business.		
Application No:	APP/15/00700	Expiry Date:	07/09/2015
Applicant:	Miss L Domoney	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey end-terraced property with a wooden clad annexe to the eastern elevation. It has a brown pitched tiled roof and elevations of red multi-brick. The property has areas of grass and shingle to the front with a 1 metre high fence to the northern and western boundaries and a 1.5 metre high fence to the eastern boundary. The rear garden is laid to lawn with a patio area and is enclosed to all boundaries by 1.8 metre high fencing.
- 1.2 The adjoining two storey terraced property is to the west and there is a block of 4 houses opposite the site. The rear gardens of properties in Ramblers Way lie to the north east of the site, beyond the public footpath with amenity land directly to the east and the side aspect of the rear garden of a property in Starina Gardens lies to the rear. The area is of medium density consisting of terraces and blocks of modern two storey properties of a similar age and different styles and design.

2 Planning History

APP/13/01208 - Change of use of annexe to allow operation of dog grooming business, temporary permission granted (expiring 31/07/2015) on 29/01/2014.

3 Proposal

- 3.1 The proposal is for the continued use of the annexe for the operation of dog grooming business.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS2 (Employment)

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comment.

Economic Development, Regeneration & Development

Application supported as provides on going employment and reduces cost to the business.

Environmental Health Manager, Community Group

If the same or similar conditions as temporary planning permission APP/13/01208 are imposed, this office would have no adverse comment.

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: 5

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) Effect on neighbouring properties
- (iii) Parking provision

(i) Principle of development

7.2 Objective 8 of Policy CS2 encourages smarter economic growth and the proposal for home based working complies with this. A temporary permission for the use of the annexe as a dog grooming business was previously granted to enable the Council to assess the impact of the development to the residential locality in which it operates. The current application allows reassessment of how the actual use of the annexe has impacted upon the area in the ensuing period.

(ii) Effect on neighbouring properties

7.3 The business will continue to operate as previously with a proposed increase in the number of dogs being groomed from three per day to a maximum of five per day and the introduction of a crate in the annexe when two dogs are on the premises at one time. Clients are continuing to arrive at the property predominantly on foot (via the

public footpath which is immediately adjacent to the site), or by car, dropping off and collecting dogs. The location of the annexe is on the east side of the end terraced property and whilst there could be potential disturbance from dogs barking, the appointments would be staggered and (in the main) only one dog would be on the premises at any one time. This is in addition to any dogs that reside at the property which 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).

- 7.4 The Environmental Health Officer has raised no objection to the application, provided the same or similar conditions on the temporary permission applied to the previous variation consent are retained. No objections were received, therefore it is considered there is no defensible reason to refuse the proposal on the grounds of impact on neighbouring amenity.

(iii) Parking provision

7.5 The majority of dwellings in the road have allocated parking and the application site has two designated spaces. However, there is also on road parking available in the immediate area. The Highways Engineer has advised that they have no adverse comment to the proposal. The previous application included a plan showing the designated parking spaces and this plan has also been submitted with the current application.

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 permission be granted. Given the lack of evidence of any unacceptable impact for the duration of the previous consent, there is no justification for limiting the operation of the business for a further temporary period.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00700 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 This permission shall enure for the benefit of Miss Louise Domoney only whilst resident at 47 Starina Gardens and the use hereby permitted shall be discontinued on the date when Miss Louise 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 National Planning Policy Framework, March 2012.

- 3 The use of the annexe for the purpose of the dog grooming business shall only operate Monday to Friday between 0900 and 1600 hours and on a Saturday between 0900 and 1230 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 National Planning Policy Framework, March 2012..

- 4 There shall be no more than 5 dogs groomed per day 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.

- 5 No employees other than Miss Louise 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 6 There shall be no more than 2 dogs 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location and parking plan
Annexe layout plan
Letter dated 20 June 2015
Email dated 15 August 2015

Reason: - To ensure provision of a satisfactory development.