
Site Address:	47 Starina Gardens, Waterloooville, PO7 8QT		
Proposal:	Change of use of annexe to allow operation of dog grooming business.		
Application No:	APP/13/01208	Expiry Date:	05/02/2014
Applicant:	Miss L Domoney	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey end-terraced property with 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 to the west is of a similar age, style and design, and there is a block of 4 houses of a similar age and design opposite the site. The rear gardens of properties in Ramblers Way lie to the north east of the site, beyond the public footpath 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

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a change of use of the existing side annexe to allow for the operation of a dog grooming business. The supplementary information advises that there would be a maximum of 3 dogs per day and these would be organised as staggered appointments. The only employee would be the applicant.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)
CS2 (Employment)

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

5 Statutory and Non Statutory Consultations

Regeneration & Development

No response received.

Environmental Health Manager, Community Group

Whilst I have no objection in principle, I would suggest that any consent granted be temporary (perhaps for a year initially) and be made personal to the applicant.

I would also suggest that a suitable condition be applied limiting the number of dogs which can be groomed so that there is no likelihood of several dogs being on the premises at the same time which could lead to problems with the noise of dogs barking.

Development Engineer

No highway objection to the proposal subject to the operation being carried out as detailed within the business plan.

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: 24

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 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.

(ii) Effect on neighbouring properties

- 7.3 By nature of the proposed use, the business would result in clients arriving 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).

(iii) Parking provision

- 7.4 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 raise no objection to the proposal subject to the operation being carried out as detailed within the business plan.

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 temporary permission be granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to
GRANT TEMPORARY PERMISSION for application APP/13/01208

(A)

(B) for the following reasons/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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 3 The use of the annexe for the purpose of the dog grooming business shall only operate between 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 There shall be no more than 3 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 Core Strategy 2011 which forms part of the Local Development Framework 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 6 This permission shall be for a limited period expiring on 31 July 2015, on or before which date the use of the annexe for the operation of a dog grooming business shall be discontinued permanently and the site shall be restored to residential use unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: To enable the Local Planning Authority to assess the impact of the proposed use 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.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan
Proposed floor plan
Business plan

Reason: - To ensure provision of a satisfactory development.