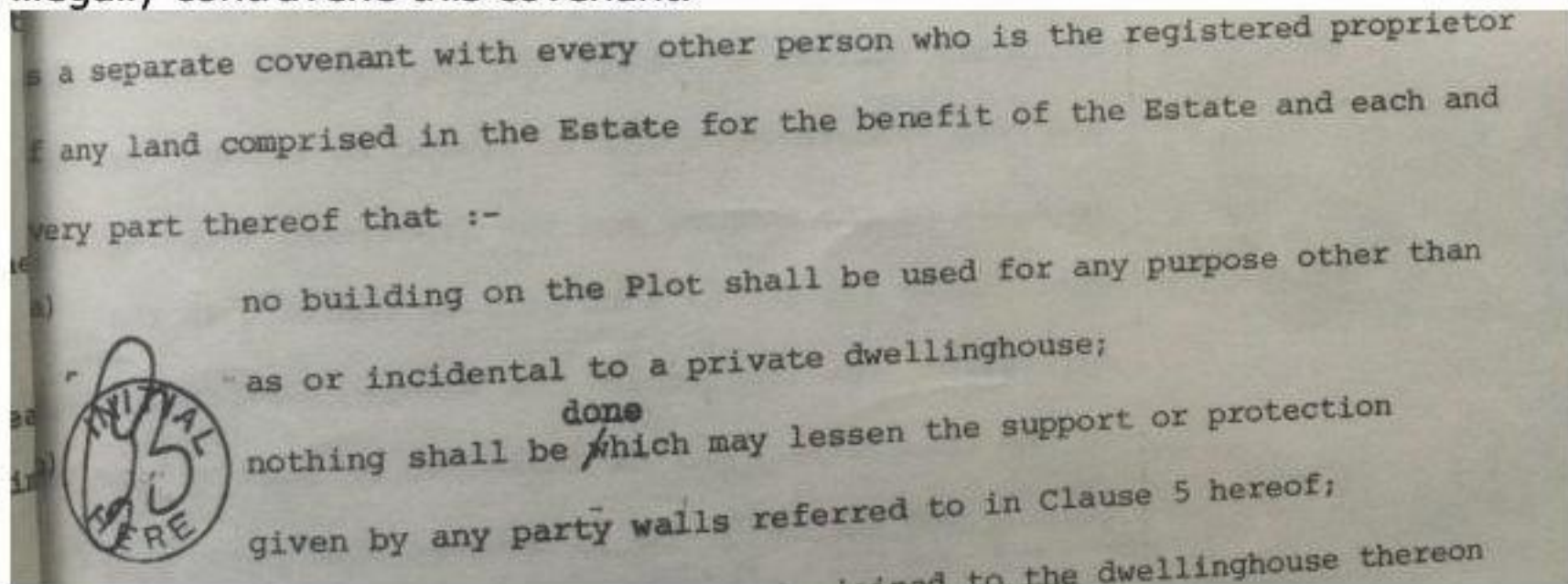


Application APP/21/01194 – 9 Fabian Close, PO7 8LQ
Change of use of domestic outbuilding to dog grooming parlour

Objection points : Business use is prohibited by property deeds
Highways - parking issues
Highways – increased traffic volume
Environmental - dog fouling and noise
Environmental - sewerage issues
Environmental – commercial waste disposal
COSHH

Prohibited business use

Business use for the property is specifically prohibited by paragraph 4(a) of the deeds which states that “*no building shall be used for any purpose other than as or incidental to a private dwellinghouse*”. Approval of this application would illegally contravene this covenant.



Highways - parking

Block plan E001 dated 01/12/2021 states parking for three vehicles; a representation of this is shown on block plan P001 (also dated 01/12/2021) from the linked planning application APP/21/01193 together with the phrase “PARKING FOR MIN 3 VEHICLES”. Not only is this in excess of the HBC stated parking standard of two vehicles for the size of the property, the front boundary line shown is incorrect – if two vehicles parked to the left as shown in P001, unless one of those vehicles is a small car, the second vehicle will overhang or need to make use of the footpath area that runs across the end of the front garden – ground that does not belong to the property owner.

Any such parking that encroaches on the footpath area would be in direct contravention of HBCs policy about verge/pavement parking. An extract from a News Release published by HBC dated 13th August 2021 states “*Pavements and verges are not designed or constructed to take the weight of a car ... damage*

is often caused to the surface . . . it can also damage what is beneath, such as drainage and sewage pipes. We do not promote or support parking on grass verges or pavements."

Fabian Close is a narrow single-width road with a small passing space provided to the front of number 9; the road is not wide enough for on-street parking. It may be that the current property owner mistakenly believes that this area is a parking space for their use or that of visitors, it is not and never has been.

Following parking and access issues, Fabian Close residents approached Hampshire County Council in 2015 and some road widening work was carried out to the turning circle in front of number 6 Fabian Close to improve residential vehicle access and manoeuvrability. Similar work was considered to the footpath area at the front of numbers 8 and 9 but was not possible due to the position of, and potential damage to, service cables and utility pipes below. Extending and converting the passing area into a parking area for visitors, trades and delivery vehicles was similarly considered and dismissed.

When these properties were originally built, first owners had the option of having the footpath area laid to grass or tarmacked; where owners chose the grassed option it now gives the mistaken appearance that the property boundaries extend further than they do in reality.



Property deeds also mention access rights across footpath areas “*for the purpose of access to or egress from the Plot to pass and repass with or without vehicles along the roads and **on foot only along the footpaths**”*. The footpath area cannot be used for parking.

Waterlooville aforesaid TOGETHER with full right and liberty for the transferee his tenants servants and licensees (in common with all other persons having the like right) at all times hereafter :-

- (a) for the purpose of access to or egress from the Plot to pass and repass with or without vehicles along the roads and on foot only along the footpaths which are now or may within twenty one years from the date hereof be constructed on the Company's Estate (hereinafter called "the Estate" which expression shall

I note the Environmental Health recommendation that opening hours are restricted to Mon-Fri 0830-1800; I suggest this is further clarified and excludes public and bank holidays. These proposed opening hours amount to a lot of vehicles visiting the premises, parking to drop off their animals and returning to pick them up. Inevitably there will be cross-over between clients picking up and dropping off their dogs which will require two spaces at the same time.

The applicant currently parks a commercial van and private car on the premises; even allowing that the car may be absent during the business operating hours, that only allows for one parking space on the premises – where are the other clients going to go? Most likely, after driving around the cul-de-sac of Fabian Close only to find there is no on-street parking and experiencing manoeuvring difficulties due to the narrowness and shape of the road, they will opt for somewhere on Lysander Way – blocking or making access difficult for those residents and obstructing the flow of traffic. Many Lysander residents have dropped their kerbs in order to better access their driveways which leaves even less available on-street parking.

Highways – increased traffic volume

The suggested opening hours of Mon-Fri 0830-1800 will attract a greater number of vehicles into the area – not only that of clients but also vehicles delivering supplies and others to collect waste. This amounts to a substantial increase in the volume of traffic along Lysander Way and within Fabian Close, adversely affecting no less than 90 households plus those households along Cornelius Drive leading to Tempest Avenue.

And what about the parking requirements of any current or future employees?

This property is a corner plot with Lysander Way; accidents and near-misses often occur where motorists' line of vision is restricted by inconsiderate parking

either within the entrance to Fabian Close or alongside 9 Fabian Close in Lysander Way.

Within Fabian Close there have been numerous incidents as a result of indiscriminate and inappropriate parking by visitors, delivery and trade vehicles without due regard for resident access to their own properties. Several accidents have occurred when vehicles have been manoeuvring around the narrow road.

Unthinking, thoughtless and selfish parking also impacts access for emergency vehicles, carers and medical practitioners.

All of these issues will only be exacerbated if this business application proceeds.

Dog fouling and noise disturbance

Some dog owners will naturally wish to encourage their animals to relieve themselves prior to or after the treatment. At the end of Fabian Close is a woodland area with a public footpath running through it – a dog-walker's heaven. Fouling along this path is already a regular issue, as is fouling on the gardens fronting Fabian Close and this proposed business can only add to that unsavoury and unhealthy nuisance.

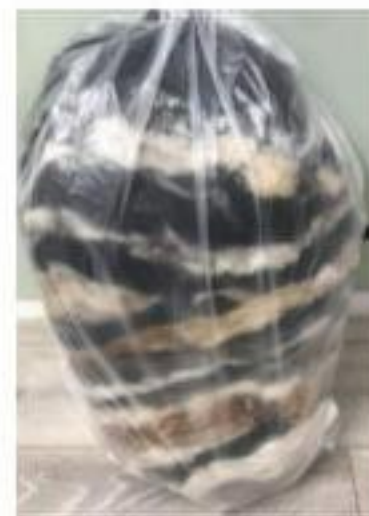
There will undoubtedly be an increase in noise levels from dogs yapping, barking or howling either through excitement, nerves or fear of the grooming process. The majority of Fabian Close residents are retirees who are at home for most of the day and do not wish to be disturbed by this unnecessary noise nuisance.

Sewerage

The ageing sewerage system has been in place for nearly 50 years and was built to accommodate domestic waste not commercial waste. A dog grooming business will use far more water and produce considerably more waste than a domestic property. Potentially harmful chemicals, sanitisation products, detergents, shampoos, conditioners, sprays and other cleaning products, together with skin residue and fur is bound to enter the system and lead to blockages and possible water contamination. Something that will most negatively impact other residents' enjoyment of their property and surroundings.

Waste disposal

A dog grooming business involves large quantities of waste pet fur and clippings requiring disposal (see photo example – note the size of the bag compared to the skirting rail). This cannot be disposed of in domestic bins and will require separate commercial disposal along with other commercial waste from the business. Commercial vehicles coming to remove a full bin and deliver an empty one will only exacerbate the previously mentioned traffic and parking issues.



COSHH – the application makes no mention of compliance with the provisions of the COSHH regulations with regard to the usage, storage and disposal of the various substances that are necessary to a dog grooming business.

General

There is already a well-established dog grooming business running out of commercial premises within half a mile; it is professionally run by fully qualified groomers with appropriate insurance cover and compliance with all relevant regulations. The proposed business at 9 Fabian Close is wholly inappropriate both for the property and the surrounding area.

There are more than enough small light industrial units available within the area – Waterloo, Horndean and Havant – ideally suited to this type of business with all of the appropriate amenities and facilities in place. The Council have an ideal opportunity to aid the regeneration of the area by rejecting this and similar applications and encouraging the applicants to take up proper commercial premises, leaving residential areas to remain as such.

There is also concern that the proposed business will bring large numbers of strangers into the area, thereby potentially increasing the risk of criminal activity.

There are eight households in Fabian Close (excluding the applicant) of which [REDACTED] They spend the majority of the day within and around their homes; with all of the preceding points considered, their mental health and wellbeing will undoubtedly suffer and be adversely affected if this application is approved.