

Planning Statement

Proposed Garage Conversion to Dog Grooming Business
Site Address: 14 Yoells Lane, Lovedean, Waterlooville, PO8 9SP

Introduction

This Planning Statement has been prepared in support of a planning application for the change of use and partial conversion of an existing domestic garage to a small-scale dog grooming business operating ancillary to the residential use of the property. The statement responds directly to the matters raised within the Council's pre-application advice and demonstrates that the proposal would not result in unacceptable impacts on residential amenity, highway safety, or the character of the surrounding area.

Site and Surroundings

The application site comprises a single dwellinghouse located within an established residential area. The garage is situated within the curtilage of the property and is currently used for domestic storage. Surrounding properties are predominantly residential in nature, with typical levels of daytime activity and vehicle movements associated with family homes.

Proposed Development

The proposal seeks permission to partially convert the existing garage into a dog grooming studio. No extensions or external alterations are proposed, and the appearance of the building will remain residential in character. The business would be operated solely by the homeowner, with no additional employees.

The use is intended to be small-scale, appointment-only, and carefully managed to ensure compatibility with the residential setting.

Nature of the Business and Management

The proposed business will operate as a one-to-one dog grooming service, catering exclusively for small and medium-sized dogs. Each dog will be groomed individually, ensuring a calm, controlled, and safe environment for both animals and clients.

The business will be owned and operated solely by Charlotte Hammond, who will be the only employee. There will be no additional staff at the premises at any time. This sole-operator model ensures close control over activity levels and minimises noise, disturbance, and vehicle movements associated with the use.

No dog boarding, overnight kennelling, or day-care activities will take place at the property.

Hours of Operation

The proposed hours of operation are as follows:

- Monday to Friday: 8:30am – 6:00pm
- Saturday: 9:00am – 1:00pm
- Sundays and Bank Holidays: Closed

Although availability is offered across six days, the business will operate on no more than five days in any one week, with a maximum of five dogs groomed per day. Each grooming appointment typically lasts between 1.5 and 3 hours, and daily capacity may be reduced depending on the specific grooming requirements.

These hours have been selected to balance client flexibility with the need to safeguard residential amenity.

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Appointments and Traffic Management

The business will operate strictly by pre-booked appointment only, with a maximum of five appointments per day. Appointments will be spaced with a minimum 10-minute gap between each session to avoid overlap between clients arriving and departing.

The service will function on a drop-off and pick-up basis, with dogs only remaining on site for the duration of their grooming appointment. Dogs will not be left unattended or kept on site beyond their scheduled time.

The property can comfortably accommodate four vehicles on the driveway, providing parking for two residents' vehicles and one client vehicle. As appointments are staggered, only one client vehicle would be present at any given time, removing the need for on-street parking. It is also anticipated that some clients may arrive on foot.

Noise and Residential Amenity

Noise and disturbance have been identified as key considerations within the Council's pre-application advice. The proposal incorporates a range of mitigation measures to ensure residential amenity is protected.

Only one dog will be groomed at any one time, and the grooming process itself generates limited noise. Dogs are washed, dried, and styled as required, using equipment comparable to domestic appliances. Hairdryers used are similar in noise output to a standard household hairdryer, and no loud or industrial machinery will be used.

The grooming area is located within the existing garage, toward the rear of the building, and is not attached to neighbouring properties. The floor is underlined to reduce noise transmission, and windows will remain closed during drying periods where practicable.

There will be no external kennels, outdoor grooming, or use of the garden by clients' dogs. The business owner's own dog will be kept separate from the grooming area while client dogs are present. Any noise associated with a single dog being groomed would be intermittent, limited in duration, and comparable to everyday domestic noise levels, including those already typical within the surrounding neighbourhood, which is a popular dog-walking area.

Highways and Parking

The proposal provides adequate on-site parking to meet the needs of both residents and the business. The driveway accommodates four vehicles, comprising three spaces for residents and one space for visiting clients.

Client visits are managed through a strictly controlled appointment system, ensuring that vehicle movements are limited and staggered throughout the day. This approach prevents parking congestion and avoids any adverse impact on highway safety or traffic flow.

A site plan accompanies the application, clearly identifying the parking arrangement and confirming that on-site provision is sufficient. As dogs are required to be dropped off and collected at scheduled times, designated on-street parking is not necessary.

Environmental Health Considerations

The proposed use is low-intensity and domestic in scale. Waste generated by the business, such as dog hair, will be bagged and disposed of via the normal household waste collection. Wastewater will be discharged via the existing drainage system.

Deliveries associated with the business will be minimal, typically limited to one small parcel every other week, delivered by a standard courier service. There will be no bulk deliveries or commercial servicing vehicles visiting the site.

The nature and scale of the business ensure that there will be no adverse environmental health impacts.

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Planning Balance and Conclusion

In summary, the proposal seeks permission for a carefully managed, small-scale home-based dog grooming business operating from an existing garage within a residential curtilage. The business will operate on a one-to-one basis, by appointment only, with a sole operator, limited hours, and a restricted number of dogs per day.

The proposal will not result in unacceptable noise, disturbance, traffic generation, or parking demand. Adequate on-site parking is provided, and all operational aspects have been designed to ensure the use integrates smoothly within the residential setting.

Having regard to the pre-application advice and relevant planning considerations, the proposed development is considered acceptable in principle. It represents an appropriate use of existing accommodation, supports local enterprise, and safeguards neighbouring amenity. The proposal is therefore respectfully recommended for approval, subject to appropriate planning conditions.

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