Dear Jennie,

Planning Application Reference: APP/25/01026

Description: Proposed Change of Use of Existing Garage to Dog Grooming Business

Location: 14 Yoells Lane, Waterlooville, PO8 9SP

Thank you for consulting Environmental Health (pollution) regarding the above application.

The Planning Statement prepared by Thorns Youngs Architects, application form and submitted plans have been reviewed.

The proposal seeks approval for the change of use and partial conversion of an existing domestic garage to accommodate a small-scale, home-based dog grooming business operated solely by the applicant. A number of operational measures to minimise noise and disturbance are proposed, including:

- Sole operation by the applicant, with no additional staff.
- Appointment-only system with one dog groomed at a time.
- All grooming activities to take place inside the building.
- Use of domestic-grade grooming equipment only, with no industrial machinery.
- Windows to remain closed *where practicable* during drying sessions.
- No outdoor grooming or use of external areas by client dogs.

These measures are acknowledged. However, it is considered that during warmer weather it may be necessary to open windows for thermal comfort and ventilation, which may increase the potential for noise breakout during drying periods. Any future intention to introduce external plant (such as air-conditioning or mechanical ventilation) would require separate approval, accompanied by a noise assessment demonstrating that adverse impacts to neighbouring receptors would not arise.

Environmental Health (pollution) has no objection to the proposals, subject to the following conditions.

Recommended conditions

Sole Operator

The business shall be operated solely by the applicant, who shall be the only employee. There shall be no additional staff at the premises at any time.

Reason: to protect residential amenity

Internal Activities Only

All activities associated with the approved dog grooming use shall take place entirely within the building. No associated activities (including waiting, holding, or grooming of dogs) shall occur outside.

Reason: to protect residential amenity

Windows and Doors Closed During Drying

Windows and doors serving the grooming area shall remain closed when hairdryers or drying equipment are in use.

Reason: to protect residential amenity

Customer Attendance Limit

No more than one customer/household may attend the premises at any one time. Multiple dogs belonging to the same household may be present on site during that appointment.
Reason: To protect residential amenity by ensuring only one customer vehicle and one visiting household is present at any time.

Opening hours to public

The use hereby permitted shall not be open for customers outside of the following times: Monday to Friday between 08:30am - 6:30pm and Saturdays between 9am - 1pm. The business shall be closed on Sundays and Public Holidays.

Reason: to protect residential amenity

External Plant

Prior to the installation of any external plant or equipment (including but not limited to air-conditioning units, condensers, mechanical ventilation, or extraction systems) a noise assessment shall be undertaken by a suitably competent person and submitted to, and approved in writing by, the Local Planning Authority.

The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall identify any required mitigation to ensure that noise from the equipment will not result in adverse impact on existing noise-sensitive receptors.

Any plant installed shall accord with the approved details and shall thereafter be maintained as such.
Reason: To protect residential amenity and ensure acceptable technical detail is approved by the Local Planning Authority.

Kind regards,

Craig Milligan

Environmental Health Officer