

DELEGATED OFFICER REPORT

PROPOSAL	Proposed Change of Use of Existing Garage to Dog Grooming Business
LOCATION:	14 Yoells Lane, Waterloooville, PO8 9SP
REFERENCE NO:	APP/25/01026
APPLICANT:	Charlotte Hammond
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	10/02/2026
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WARD:	Hart Plain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 14 Yoells Lane is a semi-detached two storey dwelling to the south of Yoells Lane. The property is finished in light red multi brickwork and darker hanging tiles with white uPVC fenestration under a gable ended concrete tile roof. Attached to the side of the main house there is a flat-roofed single garage with a storage area within the rear part of the garage. The house and garage are set back from the street behind a gravelled frontage and block paved driveway which is open at the front and has low level shrub planting to either side. To the west boundary at the side of the garage and store there is a gated access path leading to the rear garden. This is open to the side access path belonging to the neighbour to the west and the gate to the side path is double width with a shared right of access. There are separate pass gates to the private rear gardens of each property. The garden of the application site is approximately 24.5m long and 8.7m wide and slopes slightly downwards towards the south, tapering in plan towards the rear boundary. It is screened on all sides by approximately 1.8m high close-boarded fencing which is staggered in height to follow the slope of the ground level. The property has previously been extended with a small rear conservatory.
- 1.2 The area surrounding the application site is residential and is comprised of mostly two storey dwellings in a variety of styles.

2. Planning History

No relevant history.

3. Proposal

Proposed Change of Use of Existing Garage to Dog Grooming Business.

4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS2 (Employment)
CS16 (High Quality Design)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A

Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Southern Water

No comments received.

Officer Comment

It is noted that this is an existing property with existing sewer connections and that no additional floor area is proposed.

Environmental Health

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.

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

County Highways Team

Thank you for consulting the Highway Authority on the above planning application. The Highway Authority wishes to make the following comments.

This proposal will oversee the change of use from a garage to a dog grooming business which operates on a one-to-one service, with a maximum of 5 appointments per day between 1.5 to 3 hours long. The applicant proposes a 10-minute stagger between sessions to avoid overspill parking. Additionally, there is a suitable level of parking available on site to accommodate customers. The applicant has also stated that the business shall operate flexibly, opening no more than 5 days a week between Monday-Friday from 8:30-18:00 and Saturdays from 9:00-13:00. Therefore, it is not anticipated that this proposal will significantly increase trip generation to the site and subsequently the impact on the highway shall be minimal.

Recommendations

These proposals have been considered and in review are not anticipated to result in a significant impact to the safety or operation of the local highway network. Therefore, the Highway Authority have **no objection to the proposals**.

Councillor James Blades

No comments received.

Councillor Ann Briggs

No comments received.

Councillor Elaine Shimbart

No comments received.

6. Publicity and 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: 14

Number of site notices: 0

Statutory advertisement: N/A

Number of representations received: 1

Comment	Officer Comment
Please confirm that this business will be limited to the garage area only and that the back garden will not be used as a dog exercise area for dogs being groomed. Also please confirm that any of the existing outhouses in the back garden will not form part of this business.	The Highway Authority have reviewed the proposal and have raised no objection, provided the business is operated as stated. A number of conditions are recommended to restrict customer attendance and prevent use of outside areas.

Also Yeolls Lane is already used for street car parking for many cars and there only appears to be very limited on site parking. In addition this is on a blind corner. The additional business parking may increase this risk.	
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Material planning considerations are addressed in Section 7.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact upon parking provision and highway safety
- (v) Biodiversity Net Gain

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

7.3 Policy CS2, amongst other considerations, encourages smart economic growth 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) Impact upon the character and appearance of the area

7.3 The proposal is to use the storage area within the rear of the garage as a dog grooming business serving members of the public (Sui Generis). No additional floor area or external changes are proposed. The Planning Statement provided indicates that the business would be operated solely by the homeowner and would be by appointment only, with a maximum of 5 dogs groomed per day. The scale of the business is considered minimal and could operate without significantly altering the predominant residential character of the area.

7.4 Whilst potential disturbance from dogs barking is a possibility, the submitted Planning Statement provides detailed information regarding the intended appointment structure, noting that appointments would be spaced to avoid overlap between clients so that only one dog would be on the premises at any one time, unless two dogs from the same household were attending. This would be in addition to any dogs that may already reside at the application site. The number of dogs on site at any one time is comparable to the number of dogs that could reasonably live at a residential property and is therefore not considered to be excessive in the context of the wider area.

7.5 The proposed use is considered to be appropriate within its context, meeting Policies CS16 and DM10 of the Havant Borough Core Strategy (2011) and would result in no visible change to the property or locality.

(iii) Impact upon residential amenity

- 7.6 To the west is No.12 Yoells Lane, the side access path of which borders the access path to the rear garden and store of the application site. The two properties share a right of access over the existing gate, although the agent has confirmed that the access paths are individually owned. There is no boundary treatment between the paths, however it was noted during a visit to the site that No.12 is a handed version of No.14 so that the paths sit between two garages and do not pass any habitable windows. As such any disruption from visiting clients is likely to be minimal.
- 7.6 The Environmental Health team were consulted with regard to potential noise disturbance to neighbouring properties and have raised no objection, subject to suitable conditions to minimise noise and disturbance. It is noted that should noise complaints be received these could be investigated by the Environmental Health team under separate legislation.
- 7.7 Consequently, it is considered that with sufficient controlling conditions the proposal would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policies CS16 and DM10 of the Havant Borough Core Strategy (2011).

(iv) Impact upon parking provision and highway safety

- 7.8 By nature of the proposed use, the business would result in clients arriving at the property on either foot or by car to drop off or pick up dogs. The submitted Planning Statement indicates that that appointments would be pre-booked with a minimum 10 minute gap between each to avoid client overlap and that owners of the dogs would not remain on site during appointments.
- 7.9 The block plan provided indicates sufficient space for 4 parking spaces within the existing driveway and garage; 3 serving the existing 3 bedroom dwelling and 1 for visiting clients. The applicant has confirmed that access to the dog grooming facilities would be via the existing side path so that the existing garage would be retained. Table 4A of the Havant Borough Council Parking SPD (2016) states that only 2 parking spaces would normally be required for a property of this size and the proposals are therefore considered to accord with Policy DM13. The block plan originally submitted showed 4 parking spaces within the driveway only. However, on visiting the site it was noted that there is a raised planting bed to the east boundary which reduces the width of the driveway so that only 3No. parking spaces are available without the removal of the planting bed and the block plan was updated accordingly.
- 7.10 The Highways Authority were consulted and have raised no objection to the proposals, and conditions are recommended to secure the proposed appointment structure and keep additional parking to a minimum.

(v) Biodiversity Net Gain

- 7.11 The proposals do not involve any new floor area or removal of existing planting or other habitats. The proposals therefore meet the De Minimis exemption requirements for Biodiversity Net Gain.

8 **Conclusions**

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of its impact on the character of the area. With the relevant conditions imposed, the proposal is not considered to have an adverse impact on residential amenity and on this basis the application is recommended for approval.
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9. **RECOMMENDATION:**

That the Development Manager be authorised to GRANT PERMISSION for application APP/25/01026 subject to the following conditions

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan
Proposed Block Plan 9256.25.0 Rev.A
Proposed Dog Grooming Studio 9256.25
Planning Statement by Thorns Young received 16 December 2025

Reason: To ensure provision of a satisfactory development.

- 3 The proposed dog grooming business hereby permitted shall not be brought into use until a minimum of 4No. parking spaces have been provided within the curtilage of the site, as shown on the approved drawing Proposed Block Plan 9256.25.0 Rev.A, and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The use of the existing attached store building for the purpose of dog grooming shall only be open for business between the hours of:

Monday to Friday between 08:30 and 18:30 hours, and
Saturday between 09:00 and 13:00 hours

and not at any other time unless otherwise agreed in writing by the Local Planning Authority. The business shall be closed on Sundays and Public Holidays.

Reason: To protect the amenities of the locality and nearby residential properties and having due regard to policies CS2, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 There shall be no more than 1 dog, or 2 dogs if from the same household, 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 CS16, DM10, and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 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 safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 No plant, machinery, or structures required for heating, cooling, ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority, including a noise assessment undertaken in accordance with BS 4142:2014+A1:2019 identifying any required mitigation to ensure that noise from the equipment will not result in adverse impact on existing noise-sensitive receptors.. Thereafter any plant, machinery, or structures approved shall be fully implemented in accordance with the approved details and shall be retained and maintained for their designated purpose.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 No employees other than Ms Charlotte Hammond 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, CS16, DM10, and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 This permission shall enure for the benefit of Ms Charlotte Hammond only whilst resident at 14 Yoells Lane and the use hereby permitted shall be discontinued on the date when Ms Hammond 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 the National Planning Policy Framework.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice
- Your application was acceptable as submitted and no further assistance was required.