DESIGN AND ACCESS STATEMENT

Proposed Conversion of Existing Residential Garage to a Small Dog-Grooming Business

Site Address: 11 Marjoram Crescent, Waterlooville

Proposal: Conversion of the existing residential garage to provide a small dog-grooming business, including a new side entrance door, a new front-facing window in place of the existing garage door, and internal insulation improvements.

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1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the conversion of the existing residential garage at 11 Marjoram Crescent, Waterlooville, to accommodate a small, owner-operated dog-grooming business.

The proposal involves the conversion of approximately 6.46 sqm of existing garage space to provide a dedicated area for dog grooming. The external alterations will comprise the installation of a new entrance door to the side elevation and a new window to the front elevation, infilling the existing garage door opening.

The proposed business will operate on a small and controlled scale, with a one-to-one appointment system, a maximum of one dog on the premises at any one time and an anticipated five to six customer visits per day. The business will be operated by the homeowner, with no additional employees.

The intention is to establish a modest home-based business which makes effective use of existing residential floorspace, maintains the residential character of the property and minimises any potential impact on neighbouring occupiers.

2. Site and Surrounding Area

The application property is situated at 11 Marjoram Crescent, Waterlooville, within an established residential area characterised by family dwellings, private front gardens, driveways and associated domestic parking provision.

The existing garage forms part of the residential property and is currently used for domestic purposes. The proposal will utilise this existing built space rather than require the construction of a new building or an extension to the property.

The surrounding area is predominantly residential in character. Accordingly, the proposed business has been designed to operate at a scale appropriate to its residential setting, with customer visits controlled through a pre-arranged appointment system and no waiting area or customer reception facility required.

The business will remain closely associated with the dwelling, with the homeowner continuing to occupy the property as their principal residence.

3. Description of the Proposed Development

The proposal comprises the conversion of approximately 6.46 sqm of the existing garage to accommodate a small dog-grooming business.

The principal elements of the development are as follows:

- Conversion of the existing garage space to provide a dedicated dog-grooming area.
- Installation of a new side entrance door to provide direct access to the business.
- Installation of a new front-facing window within the existing garage door opening, with the remainder of the opening appropriately infilled.
- Use of external doors and windows designed to match the existing property in terms of appearance and finish, including an anthracite grey finish, RAL 7016.
- Installation of insulated plasterboard to the internal face of the external walls to improve thermal performance and assist with acoustic insulation.
- Retention of the existing residential driveway and associated parking provision.

The proposal does not involve an extension to the existing dwelling or an increase in the overall footprint of the building.

The conversion will therefore be achieved through the reuse and adaptation of existing built floorspace, with only minor external alterations required.

4. Design and External Appearance

The external alterations have been designed to integrate with the existing dwelling and maintain the established appearance of the property.

The existing garage door will be removed and the opening adapted to accommodate a new front-facing window. The remaining area of the opening will be infilled and finished to complement the existing external walls.

A new entrance door will be installed within the side elevation to provide convenient and independent access to the dog-grooming area.

The proposed window and door will match the existing property in terms of their general design and finish, with an anthracite grey colour, RAL 7016, providing a consistent appearance with the existing fenestration.

The alterations will retain the general proportions and architectural character of the dwelling. The front elevation will continue to read as part of the original residential property, rather than as a commercial unit or shopfront.

No prominent commercial frontage, illuminated signage or other visually intrusive features are proposed as part of the development.

The proposal is therefore considered to represent a modest and sympathetic alteration to the existing dwelling, with no material change to the wider streetscene.

5. Internal Improvements and Environmental Performance

The existing garage walls will be upgraded internally through the installation of insulated plasterboard.

This improvement will increase the thermal performance of the converted space and assist in providing a more comfortable internal environment for the operation of the business.

The insulated wall construction will also assist in reducing the transmission of sound between the grooming area and the surrounding residential environment.

The dog-grooming activities will be confined to the converted garage, with the business operating on an appointment-only basis. The limited scale of the operation, combined with the proposed internal improvements, will help to minimise potential disturbance to the occupiers of neighbouring properties.

Any grooming equipment will be selected and operated in a manner appropriate to a residential setting.

6. Proposed Business Operation

The proposed dog-grooming business will be operated by the homeowner as a small, home-based enterprise.

The business will provide a one-to-one service, with appointments arranged in advance. Only one dog will be present on the premises at any one time for grooming purposes.

The anticipated operating arrangements are:

- **Days of operation:** Monday to Saturday.
- **Opening hours:** 08:00 to 18:00.
- **Expected customer visits:** Approximately five to six per day.
- **Maximum dogs on the premises:** One at any one time.
- **Staffing:** One person, being the homeowner.
- **Customer arrangements:** Pre-arranged drop-off and collection appointments.

The business will not operate as a dog day-care facility, boarding establishment or kennel. There will be no routine provision for multiple dogs to congregate, wait or remain on the premises outside their individual appointments.

Customers will attend for the purpose of dropping off or collecting their dogs, rather than remaining at the property during grooming appointments. This arrangement will help to limit the duration of customer visits and reduce the potential for vehicle movements, waiting and disturbance.

The business will remain subordinate to the principal residential use of the property and will not require additional employees or a separate commercial building.

7. Residential Amenity

The potential effects of the proposed business on neighbouring residential amenity have been considered in relation to noise, activity, customer movements and the overall scale of the operation.

The proposed business is deliberately limited in scale, occupying only 6.46 sqm of existing garage space and accommodating one dog at any one time.

The one-to-one appointment system will prevent the accumulation of dogs on the premises and will assist in controlling customer arrivals and departures. The anticipated five to six daily

customer visits represent a modest level of activity, particularly when compared with a commercial dog-grooming salon operating with multiple grooming stations or several employees.

The proposed opening hours of 08:00 to 18:00, Monday to Saturday, provide a defined operating period. No Sunday or evening trading beyond these hours is proposed.

Dog grooming can generate noise from barking, grooming equipment and the movement of animals. The internal insulation improvements, controlled appointment arrangements and limitation to one dog at any one time will assist in managing these potential effects. The business will be operated in a considerate manner, with reasonable steps taken to avoid unnecessary noise and disturbance.

Customer drop-off and collection arrangements will be managed to avoid prolonged waiting, unnecessary vehicle idling or dogs remaining outside the premises.

Having regard to the limited floor area, staffing, appointment arrangements and proposed operating hours, the business is considered capable of operating at a scale compatible with the surrounding residential area, subject to the effective management of noise and customer activity.

8. Parking and Highway Considerations

The existing property benefits from a front driveway which will be retained following the conversion of the garage.

Although the garage space will no longer be available for domestic vehicle storage, the existing driveway will continue to provide parking for two cars, serving the three-bedroom dwelling.

The dog-grooming business will operate on a drop-off and collection basis, with customer appointments arranged to manage arrivals and departures. Customers will be encouraged to use the available parking provision where appropriate and to avoid obstructing neighbouring driveways or the public highway.

Good on-street parking is also available within the surrounding area, although the operation of the business will not rely on unrestricted kerbside parking as its principal means of accommodating customer vehicles.

The expected five to six customer visits per day, spread across the opening hours, are anticipated to result in a limited number of vehicle movements. The appointment system will assist in preventing multiple customers arriving simultaneously.

The proposal will not involve the creation of a separate commercial access or any changes to the existing highway layout.

The retention of two driveway parking spaces will maintain useful off-street parking provision for the household, notwithstanding the loss of the garage as a domestic parking space.

9. Access Statement

The proposed development will retain the existing access arrangements to the residential property and driveway.

A new side entrance door will provide direct access to the converted dog-grooming area. This will allow customers and the operator to access the business without needing to enter the principal living accommodation of the dwelling.

The existing driveway and pedestrian approach to the property will remain in place. No alterations to the public highway or the wider access infrastructure are proposed.

The entrance will be designed and installed in accordance with the physical constraints of the existing building. The detailed threshold and door arrangement will be determined having regard to the existing ground levels, available space and practical requirements of the conversion.

As the proposal involves the adaptation of a small existing garage within a private dwelling, opportunities for substantial changes to access are limited. Nevertheless, the new entrance will provide a practical and direct means of access to the business.

The proposed use is a small appointment-based service operated by one person, with no public waiting room or other facilities intended for general public use.

10. Sustainability and Efficient Use of Existing Buildings

The proposal makes efficient use of an existing building by converting underutilised garage space to accommodate a small home-based business.

The development will not require additional land take, an increase in the building footprint or the construction of a new commercial building.

The installation of insulated plasterboard will improve the thermal performance of the converted space, helping to reduce heat loss and improve internal comfort.

The reuse of existing built space, together with the limited scale of the proposed operation, represents a proportionate approach to accommodating a small business within an established residential area.

The proposal also enables the homeowner to operate a business from their place of residence, potentially reducing the need to travel to separate commercial premises for work.

11. Planning Considerations

The proposed development should be assessed having regard to the relevant policies of the adopted development plan, the National Planning Policy Framework and any applicable local planning guidance.

The principal considerations include:

- Whether the proposed home-based business would remain compatible with the residential character of the area.
- The visual impact of the new window, side entrance door and infilling of the garage door opening.
- The effect of the proposed use on neighbouring residential amenity, particularly in relation to noise and activity.
- The adequacy of the retained parking provision and the management of customer arrivals and departures.

- The efficient use and improvement of the existing building.

The limited scale of the business, the retention of the residential use of the dwelling, the one-to-one appointment system and the proposed external alterations are relevant considerations in assessing the acceptability of the development.

The proposal does not involve the construction of a separate commercial building or a significant intensification of built development.

The precise planning classification of the proposal will depend on the nature and extent of the business activity and its relationship with the continued residential use of the property. The application should therefore be considered on the basis of the proposed mixed residential and business use, where applicable, rather than solely as a domestic garage conversion.

12. Conclusion

The proposed conversion of the existing garage at 11 Marjoram Crescent, Waterlooville, will provide a small and functional dog-grooming area within the existing residential property.

The development will involve approximately 6.46 sqm of existing garage space, a new side entrance door, a new front-facing window and associated internal insulation improvements. The proposed external alterations will be designed to complement the existing dwelling, including the use of anthracite grey, RAL 7016, finishes.

The business will be operated by the homeowner, with no additional employees, one dog on the premises at any one time and an anticipated five to six customer visits per day. Appointments will be arranged on a drop-off and collection basis, with defined opening hours of 08:00 to 18:00, Monday to Saturday.

The existing driveway will continue to accommodate two cars for the three-bedroom dwelling, while customer appointments will be managed to limit the potential for parking conflicts and unnecessary vehicle movements.

The proposed insulation improvements and controlled operating arrangements will assist in limiting potential impacts on neighbouring occupiers. The external alterations are modest and will not materially increase the scale or footprint of the existing building.

For these reasons, the proposal is considered to represent a proportionate and practical adaptation of existing residential floorspace for a small home-based business. Subject to the detailed assessment of the proposed use and its potential effects, the development is considered capable of being accommodated without unacceptable harm to the character of the area, neighbouring residential amenity or highway conditions.