

Planing Statement

I plan to use part of my residential property for a small-scale appointment-only dog grooming business

The proposal is for a small-scale appointment-only dog grooming business operated by me the occupier of the dwelling, from a modest garden salon, ancillary to the main house.

The business would serve local clients only and remain subordinate to the primary residential use of the property.

The proposal will generate only a modest number of vehicle movements associated with pre-booked appointments. Off-street parking is available.

Scale of activity

- Approximately 3-5 dogs per day, maximum
- Appointment only basis
- One client at a time
- No dog boarding, daycare, breeding or retail services
- No employees

Hours of operation

- Monday to Friday: 9-6
- Saturday: 9-1
- No evening operation
- No Sundays or bank holidays

Noise and amenity

- Dogs will remain indoors during appointments
- No outdoor kenneling or exercise areas
- The building will be insulated
- Grooming activity is low intensity and domestic in character
- Client visits will be staggered to minimise disturbance

Traffic and parking

- Clients attend appointments only
- Short stay visits 10 min max
- Low daily traffic generation
- Off-street parking available

Design of the building

- Modest in scale
- Visually subordinate to the house
- Compatible with residential charter
- Insulated