

Planning, Design & Access Statement
157 Wilthorpe Road, S75 1JQ
Erection of 12m2 outbuilding for use as a Dog Grooming Parlour in rear
garden.



June 2020

Introduction

The applicant has relatively recently moved to the property and now wishes to start working from home, by siting a dog grooming parlour within the rear garden of 157 Wilthorpe Road. Initially, the business will operate on only a number of days each week, but as the business grows, it is intended to expand the operational hours. There will be only one dog on site at any time, arranged in advance by appointment. The application therefore seeks the following hours of operation:

- Monday – Friday: 09:00 – 18:00.
- Saturday: 09:00 – 16:00.

Deliveries are not expected to be required, but if necessary would be within these hours. These hours are as specified within the planning application form. However, if these operation hours are considered to be unsatisfactory, the applicant is willing to accept a condition which scales back the operation, within reason.

Within this timeframe a *maximum* of 6 dogs will be groomed, at a *maximum* of two dogs per session. Owners will drop off, and return to collect their dogs at the end of the session. The service will use existing and nearby parking to the front of the property. The use is intended as small-scale; the business will be run by appointment.

The presence of 1 dog being groomed on site (and, occasionally two), within the hours stated, is considered low-key, and unlikely to be a noise nuisance.

The Site, and Proposal

No.157 Wilthorpe Road is a semi-detached property located in the north west of Barnsley, approximately 1.5 miles from the city centre. The application relates to the siting of an outdoor summer house for use as a dog grooming parlour, within the rear garden of the property. Externally, the parlour measures 4900 x 3040mm including canopy, and has a maximum height at the ridge of 2440mm.

The roof has a slight pitch, where the height at the eaves drops to 1800mm. The total internal area of the parlour is 12sqm (4900mm x 2440), with a volume of 25.1 cubic metres.

The parlour will be set within a garden which measures 10800mm wide x 18600mm in length (194 sqm). The property benefits from garden which is generally throughout with a drop towards the rear. The garden is accessed via a side path to the front, and leads to the property's parking area at the front and side of the main property, which provides parking space availability sufficient to accommodate 4 cars in a row within the curtilage of the house. Additionally, the garage provides for 1 no. car parking space. The impact of customers parking in available space on-street, or occasional use of the drive to no.157 Wilthorpe Road on highway safety will not be unacceptable, and the cumulative impact on the road network is not severe.

There are 2 no. existing sheds in the rear garden, whose combined total area is 6.9 sqm:

Shed 1: (Height to Apex 2300mm)

Width 1210mm x Length 1830mm

Shed 2: (Height to Apex 2350mm)

Length 2460mm x Width 1870mm

It is intended that the parlour will replace these sheds. Whilst larger in overall dimensions, the parlour represents only a small net increase in provision (a net increase of ~5sqm).

Figure 1 (below) shows the current garden arrangement. Boundary fences are generally 1850mm above the ground level at the boundaries. This boundary is the boundary that will adjoin the rear elevation of the parlour, where the height will be 1800mm (eaves) – 2440mm (ridge).

The parlour will make use of an existing base suitable for an outbuilding structure. This existing base has the effect of providing a flat surface, required for the parlour. Figure 4 shows the location of the parlour within the garden on the plan.



Figure 1: Area in which Parlour will be located (existing sheds, garage rear to left)



Figure 2 – Photos of boundary with No.155 Wilthorpe Road

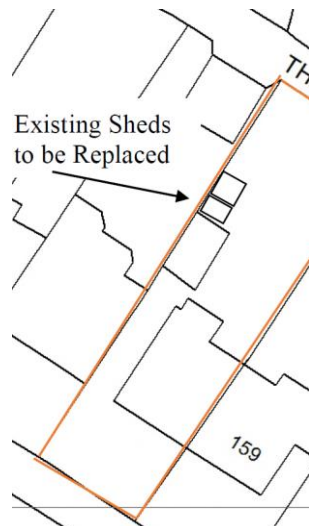


Figure 3: Garden Layout Existing

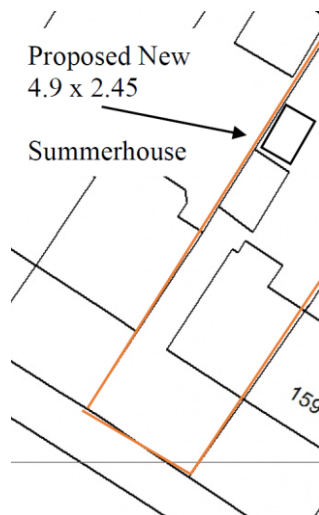


Figure 4: Garden Layout Proposed

Why Planning Permission may be required

As a structure, a building such as the parlour could benefit from ordinary permitted development rights if it were to be used as incidental to the enjoyment of a dwelling house. It is within 2.0 metres of the boundary, and as such it needs to be less than 2.5m in height, and should not cover more than 50% of the original garden area.

As stated above, the parlour has a maximum height of 2.44metres measured from the highest part of the ground. Including the raised base, the finished height of the parlour will still be less than 2.5m from original ground level. Due to the orientation of the parlour it will have minimal impact on the adjoining property's light.

The garden measures 18600 x 10800mm (194sqm). At 12 sqm, it will occupy less than 6% of the available garden area. The total area of the original garden remaining free from structures (the parlour and the existing garage) will be 166sqm, or 86% of the original garden area.

However, the use associated with the parlour (dog grooming) is a *sui generis* use and as such the applicant has decided to apply for planning permission to ensure that the *operation* of the parlour is lawful. Although the structure would, therefore, ordinarily be considered as permitted development

within Class E of the Householder permitted development rights¹, planning permission is sought both for the use and for the parlour despite the use being considered as very low intensity.

Dog Grooming

As a bespoke structure, provided by a reputable supplier, the parlour is able to connect to all necessary electrical and water connections which are associated with the main residence.

The activity (Dog Grooming) will comprise the following services:

- Washing;
- Drying;
- Nail clipping;
- Cutting fur with clippers or scissors.

The operation is very relaxing for dogs, hence there is minimal noise associated with it. Importantly, due to the enclosed nature, and construction of the parlour, including a fit out with timber and plaster, a good level of sound proofing will be obtained. There will usually only be one dog per visit (occasionally two) at any time. Therefore noise will be minimal, and confined to hours of operation only.

The parlour itself does not generate noise, but during a grooming session some limited noise of running water and drying, will occur, contained within the parlour. The applicant proposes a number of noise management strategies common to dog grooming:

- The cabin would be located in the garden with no direct connection to any neighbour. It will be completely insulated and sound proof to reduce any noise.
- Door and windows would be closed at all times while grooming to reduce the noise. An air conditioner would be used on hot days and there will be ventilation installed to prevent damp even with the windows closed.

All customers will be expected to have walked their dogs before an appointment. In the unlikely event that a dog toilets during the appointment, the waste will be disposed of in exactly the same way as dog waste from a household pet – i.e. to refuse or compost. Alternatively, the owners of the dog will remove it.

Very little waste is produced. This is true generally in dog grooming, and specifically for the low-key operation envisaged in this case. A small amount of dog hair clipping is likely which can be recycled for nitrogen-rich fertiliser, or disposed of in household waste. No food or treats are provided. The applicant is able to use her utility space for storing any items until such time as taking to recycling centre where there is any requirement to do so.

Products for shampooing are eco-friendly and it is possible to re-use all or some of the water as grey-water.

Access, Parking, and Intensity of Use

The new parlour premises is a timber cabin and will consist of a room for reception/office and grooming table and bath. No change in access to the property is proposed. Days and hours of opening would be limited to the maximum within the application (Monday – Friday 09:00 – 18:00, Saturday 09:00 – 16:00), including any deliveries.

¹ Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

The clients will drop off their dog at the property, where vehicular access exists. Clients will not stay during the appointments, and will therefore return to collect their groomed dogs at the end of the appointment time. An appointment lasts for a minimum of 1 to 1.5 hours, but can take up to 3 or 4 hours. Longer appointments will therefore result in fewer vehicle movements.

Clients book appointments by phone or an on-line platform which means that customers do not turn up speculatively. Owners provide their details, and those of their dog, as well as behaviour, previous grooming history. The average drop-off time is around 2 minutes, and no one stays with their dog, and drop off is never in excess of 5 minutes. For the collection time, the customer is usually notified that the dog is ready for collection, and the process is again straightforward and quick. Dogs are dropped off to the front door, and will be taken through to the parlour via the side of the property, using side access to the rear garden.

Wilthorpe Road has good access. This is a main road with some safety features, and a carriageway width capable of safely allowing on-street parking. There is a bus stop 20 metres to the southeast. The property has adequate parking on-site for up to 5 cars, including the garage space. Space is also available on-street to the front of the property, and in nearby residential streets including The Crescent. The level and frequency of drop off/pick up would not significantly harm amenity or highway safety.

There will therefore be a **maximum** of 6 visits, or 12 additional vehicular movements per day. Because the hours of operation will be from 09:00 onwards, there will be no impact on the AM peak (07:00-09:00). The PM peak (16:00 – 18:00) may have an increase of up to 2 additional visits totalling a maximum of 4 additional trips during this time.

The applicant will inform clients to use the on-street parking space with their dog to drop off at appointment times. Appointments will be staggered to ensure that drop-off and collections are distributed with sufficient turnaround time to avoid any congestion issues.

No deliveries are required as the applicant will obtain any materials as part of normal household shopping, or collected from wholesalers, reflecting the small scale nature of the proposal. The applicant will ensure that the small amount of products and equipment needed are acquired in person, or are delivered as part of general shopping delivery to the household.

Figure 5 (below) shows the arrangement immediately outside of the property. This allows a convenient drop-off location which will not impact adversely on the surrounding highways network.



Figure 5: Access to 157 Wilthorpe Road

There is direct access to the garden by the side of house. The garden is a fully enclosed private garden and there will be no other external changes.

Material Planning Considerations

Relevant Planning History: None

Design of Parlour: The design of the parlour is such that it can be used in other ways should this become necessary (subject, of course, to relevant planning permission). It is considered that the building is efficient and its setting allows for natural light and passive heating and cooling.

The local character is residential, with a mixture of outbuildings set in various nearby gardens. The residential properties are set fronting Wilthorpe Road, with parking and on-street parking. The small-scale and low-key nature of the business should not harm local residential character. The parlour materials and colour are as set out in the planning application. This is considered to blend in with the character of the area, having the appearance of a regular outbuilding which can be found in many residential locations.

Residential amenity: The dog grooming business would be carried out in a self-contained purpose built parlour in a residential area. Ordinarily, one dog will be groomed at a time. Occasionally a customer may book in two smaller dogs for simultaneous or concurrent grooming but the appointment would be longer. Therefore there remains a maximum of six dogs per day, between the hours of 9am – 6pm. Customers’ dogs will not be kept overnight on the premises. It is therefore considered that the scale and nature of the business is such that it will not have an unacceptable impact on the residential amenity of neighbouring properties.

Visual amenity: The dog parlour is to be operated from a new, purpose built parlour. This has the appearance similar to garden shed or outbuilding, and its scale is such that if used as incidental to the enjoyment of the dwellinghouse, it would be considered as permitted development. As such, it is considered that the proposal will have no adverse impact on the visual amenity of the surrounding area.

Highway safety/parking: the proposal will not prejudice highway safety. Drop-off parking space is available to the front of the property, using the nearby existing on-street parking, or parking within no.157 Wilthorpe Road. Sufficient on-street parking exists such that the likely increase in use in this area will not pose a significant harm to the availability of on-street parking or traffic. In this case, a maximum of six customers per day is anticipated. A significant proportion of these are expected to arrive on foot with their owner, using a local service, and incorporating their normal dog-walking into the grooming service. The on-street availability of parking spaces is generally good during the hours of operation. Given the scale of the business, it is considered that the proposed use should not result in an unacceptable impact on highway safety, nor impact severely on the road network.

Additionally, the site is within 20 metres of The Crescent Bus Stop which provides the main link for buses to Barnsley Town Centre, and to Kexborough. There are regular buses throughout the day (at least 5 buses per hour during peak day time). Whilst customers may use their private car, there is no requirement to do so. In fact, many clients may opt to walk where possible to do so, combining the grooming service with their normal exercise.

Therefore highway safety is not prejudiced. Because of the small-scale nature of the business, the relatively low level of traffic generation, and the arrangements for access and drop off/collection, there will be no detrimental impact on highway safety. Safe and convenient access to the site for cyclists and pedestrians already exists, and the site can be accessed by people with a mobility impairment due to the access path gradient already in place.

Suitable vehicular access exists and the proposal includes side access arrangements and access to a suitable road system. Customers arriving by bike, with a dog, will be able to securely store their bicycle within the property, whilst dropping off their dog.

As explained above, there is an appropriate level of on-site servicing and vehicle parking and cycle parking. The level of on-street parking in the vicinity of the site which will not affect highway safety and/or residential amenity: customers may require use of some on-street parking at times, but are not invited to stay. Given the operation of the business, and the provision of a drop off area, there should be no adverse impact on highway or pedestrian safety, or significant increase in on-street parking.

The impact on residential amenity is not considered to be harmful assessed against the following factors:

Light: Due to the small scale nature of the proposal, and its proposed location, it is not considered that the proposal will result in harm to loss of light. The parlour will face south-east, and impact on the nearest neighbouring property is likely to be minimal.

Noise: Dogs will be in a relaxed environment and are not expected to be noisy. The parlour is designed to reduce any noise escaping externally. At a maximum of two dogs per session, and five to six per day, the use is unlikely to result in increased noise levels.

Smell: Dogs are groomed and cleaned with specially treated products. Any dog fouling will be removed off site by the dog owner.

Overlooking: The parlour is orientated, and designed in such a way that it will not result in overlooking.

Traffic: As stated above, up to 12 additional vehicle movements will be generated per day. These will be staggered across the working day, and it is not considered to result in harm to the amenities of surrounding residential premises.

Relevant Planning Policies

The Local Plan (adopted January 2019) is relevant. Policy GD1 gives a number of criteria against which development proposals are assessed. Not all are relevant to this proposal. These are set out below:

“Proposals for development will be approved if:	
There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;	The use is limited in nature – to a maximum of 6 dogs per day, and between defined operational hours. The building represents a small increase on the existing sheds, and is within the allowance that would be considered acceptable under residential permitted development. The remainder of the garden space is more than adequate for existing and future occupiers.
They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;	The use is compatible with surrounding residential land. The building would, ordinarily, be considered at permitted development. The bespoke, high quality parlour is of high quality and inclusive design, which reinforces and contributes to its specific local context, creating an attractive and safe place from which to operate.
They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;	N/A
They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features	N/A

appropriately reflect, protect and improve the character of the local landscape;	
Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;	The proposal will minimise waste and maximise recycling by allowing a self-contained space in which to operate. The modern standards to which the parlour is designed, allows for adequate dog grooming to be carried out whilst using the minimum level of water, in a highly efficient way. The parlour is also flexible and adaptable: although designed for dog grooming, it can be used as a normal outbuilding incidental to the dwelling should it be needed (e.g. for storage).
Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;	Existing pedestrian and vehicular access is adequate as set out in this report.
Any drains, culverts and other surface water bodies that may cross the site are considered; Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;	No impact on drains or culverts. Net increase in area of outbuildings in negligible (~5sqm).
Any pylons are considered in the layout; and	N/A – no pylons are affected.
Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.	No existing trees will be affected.

Conclusion

The application is for a small scale business to operate from the rear garden, in a purpose built self-contained parlour. It will provide a service for dog owners, and creation of a new business within Barnsley. The parlour will not appear out of place in a garden as it resembles an ordinary garden room or outbuilding. It is designed to reduce the impact on neighbouring amenity. Safe and convenient access to the site is achieved via the front of the property, and the scale of operation is such that highway and pedestrian safety will not be harmed.

In considering the planning merits of the application, it is helpful to refer to a recent similar appeal decision (Appeal Ref: APP/A4520/W/16/3157682, 16 May 2017). In that appeal, the inspector concluded that the main issue is the effect of the proposed development upon the living conditions of occupiers of nearby properties, with particular regard to noise, disturbance and odours.

He concludes that *“even if all five dogs with grooming appointments were present on site all day, given the limited capacity of the grooming parlour I am not persuaded that the numbers of dogs present on the site would give rise to unacceptable levels of noise or disturbance beyond that which could potentially be expected from dogs housed at a residential property”*.

He went on to state that he did not consider the numbers of dogs likely to be on site at any one time would go beyond what could potentially be expected from a residential property, and in the absence of compelling evidence to the contrary, had no reason to believe that odour from dog excrement would cause an unacceptable impact upon the living conditions of neighbouring occupiers in this respect.

He acknowledged that the business would result in some comings and goings, but was *“not convinced that they would amount to a level that would cause harm or disturbance to occupiers of adjacent residential properties”*. This is directly comparable with the proposal at 157 Wilthorpe Road. Given the limited and low-key scale of the proposal, the application for planning permission should be granted.

Appendix 1: Extracts and Considerations from Similar Scheme

Case Study: No.5 Box Walk, BS31 (within Bath and North East Somerset)

<https://www.bathnes.gov.uk/publisher/docs/728862B3597A5493DCBE65926A9ACCCC/Document-728862B3597A5493DCBE65926A9ACCCC.pdf>

The application was granted in May 2018. Some of the key points, relevant to No.47 Laburnum Road are extracted below (emphasis added):

Summary of Consultation/Representations:

Highways: Vehicular access to the site for pick-ups/drop-off will be to the rear of the property. It has been specified that the business will operate between 9am and 7pm Monday to Saturday with a maximum of 5 dogs attending each day. There will be no more than one dog in attendance per session with the business being operated on appointment only basis.

Based on this information, Highways DC do not anticipate the business having a significant impact on the safety and operation of the public highway. Drop-offs and pick-ups will be undertaken at the rear of the property where the lane is unadopted. The width is sufficient to allow for vehicles to pass while dogs are being dropped off and collected. Furthermore, the small-scale nature of the business and how it will be operated (with just 1 dog per session and a max. of 5 per day) is unlikely to obstruct traffic flow or have a significant impact on on-street parking in the vicinity. Trips to and from the site will be distributed more evenly across the day thus rendering any impacts negligible.

Highways DC therefore have no objection to the proposed outbuilding for use as a dog grooming parlour. It is recommended that a condition be attached to any grant of approval limiting the number of appointments on a daily basis to 5 with a max of one dog per session.

Amenity

The proposed being only a single storey will not appear overbearing to the occupiers of the neighbouring dwellings. Concern has been raised within the representations that the proposed use will result in unwanted noise to neighbouring properties. Only one dog will be on the premises at any one time with a maximum of five dogs visiting the parlour per day. Any noise from visiting dogs will be limited and does not warrant refusal of the application.