

Applicant: MELANIE WRIGHT

Site Address: 5 Parwich Walk, Dodworth, Barnsley, S75 3FB [source: 1, 2]

Pre-Application Reference: 2026/ENQ/00192

To: Planning and Building Control, Barnsley Metropolitan Borough Council
Subject: Full Planning Application for the Change of Use of the Rear Section of an Integral Garage to a Home-Based Dog Grooming Studio (Sui Generis) with New Side Entrance Door

Dear Validation Team,

Please find enclosed our formal planning application requesting full planning permission for a Change of Use at 5 Parwich Walk, Dodworth [source: 1, 2]. This application follows the constructive steering provided in our Pre-Application Response letter (Ref: 2026/ENQ/00192).

Following that advice, the proposal has been significantly modified and optimised to completely protect local highways safety and nearby residential amenity:

- **Internal Layout Alteration (Halfway Split):** The existing 6.03m integral garage will be divided exactly halfway by a new insulated timber stud partition wall [source: 1]. The front 3.01m section remains dedicated to domestic residential storage, functioning as a vital acoustic barrier to insulate the street from grooming equipment noise (Policy POLL1) [source: 1].
- **Dedicated External Client Door:** A new, secure uPVC/composite side entrance door will be installed into the left flank brick wall of the rear garage section [source: 1]. This ensures clients access the studio directly from the side footway without entering private family living quarters [source: 1]. The front garage door remains untouched, preserving the original street scene and high-quality design thresholds (Policy D1) [source: 1, 2].
- **Driveway Allocation & Customer Parking:** The property features a private, double-width driveway providing two off-street parking spaces exceeding the mandatory 2.5m x 5.0m sizing standard required by the Barnsley Parking SPD (2019) [source: 2]. Both spaces will be entirely reserved for customers during business hours. The resident's personal vehicle will park away from the driveway during operating hours to ensure zero parking pressures.
- **Strict Traffic Management:** The business operates strictly by pre-booked appointments (maximum of 4 clients per day) with zero walk-in trade permitted. A mandatory 15-to-30-minute buffer period will be hard-scheduled between appointments. This ensures the previous client completely vacates the driveway before the next one arrives, guaranteeing zero vehicular overlap.
- **Operations:** All operations are strictly contained within the hours of 09:00 to 17:00, Monday to Friday. No staff outside the household will be employed, and no commercial delivery schedules will be introduced.

We believe this configuration fully satisfies Barnsley Local Plan Policies GD1, D1, POLL1, and T4, alongside the Parking SPD (2019). We look forward to your confirmation of receipt and validation.