

Application Number: 22/10170 Full Planning Permission

Site: 1 PEALSHAM GARDENS, FORDINGBRIDGE SP6 1RD
Development: Use of garden outbuilding as dog grooming facility
Applicant: Miss Humby
Agent: Andy Looker Design
Target Date: 12/04/2022
Case Officer: Vivienne Baxter

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Impact of the development on the residential amenities of neighbouring properties
- 3) Highway matters including parking

This application is to be considered by Committee because of a contrary Town Council view.

2 SITE DESCRIPTION

The site lies within the built up area of Fordingbridge in a residential area. It contains a semi-detached bungalow with detached single garage and, more recently, a detached outbuilding in the rear garden. The rear garden is set at a slightly higher level than the road. There is space to accommodate two small cars on the drive.

3 PROPOSED DEVELOPMENT

The proposal entails the change of use of the domestic outbuilding to a dog grooming facility.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
NFDC/78/10234 179 dwellings and garages with construction of roads and drainage.	20/09/1978	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC2: Safe and sustainable travel

Policy ENV3: Design quality and local distinctiveness

Supplementary Planning Guidance And Documents

SPD - Fordingbridge Town Design Statement

SPD - Parking Standards

Relevant Legislation

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

Relevant Advice

Chap 12: Achieving well designed places

Constraints

Aerodrome Safeguarding Zone
Avon Catchment Area
Meteorological Safeguarding
Tree Preservation Order: TPO/0029/13/T1

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council

Recommend REFUSAL under PAR4, due to potential parking issues and noise disturbance with the location being in close proximity to other residents.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health (Pollution)

Request conditions

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Against: 2

- *noise impact on neighbouring properties and associated peaceful enjoyment of their gardens*
- *pressures on parking*
- *impact on privacy*
- *keeping doors and window shut isn't necessarily feasible in summer*

10 PLANNING ASSESSMENT

Principle of Development

In principle, there are no objections to the applicant wishing to run a business from their home. However, particular consideration has to be given to the scale of the business and the impact this would have on the living conditions for neighbouring properties through noise and disturbance and the traffic implications of the proposal.

Design, site layout and impact on local character and appearance of area

The proposal would entail the conversion of an existing structure in the applicant's garden. There are no proposed alterations to the external appearance of this building and as such, no impact on the character or appearance of the area.

Highway safety, access and parking

The supporting statement advises that there is parking available on the driveway at all times although it was noted at the time of the site visit that the drive was taken up with a transporter vehicle, potentially too large for the garage and restricting this facility for visitors. However, limited parking is available on street in this location. The statement goes on to advise that it is hoped that most visitors would walk their dogs to the facility and, should they need to drive, parking would be for a very limited time as they would not stay whilst the grooming was in progress.

On balance, it is not considered that the proposal would adversely impact on highway safety.

Residential amenity

Concerns have been raised locally with regard to the potential noise from the proposed use, particularly given the limited size of the adjacent garden with the existing outbuilding less than 10m from the rear of the adjacent dwelling.

Environmental Health have considered the proposal which states, that only one dog would be seen at a time and the business would operate on an appointment only basis with the applicant being the only operator. Environmental Health has not raised any objections to the proposal although this is subject to a condition requiring details of how noise would be managed. This would address concerns relating to noise through the walls and the possibility of open windows when temperatures are high.

Further conditions are recommended to ensure the proposed hours of use are not exceeded and the operation of the business is not expanded i.e. one dog at a time.

11 CONCLUSION

The proposed use of the outbuilding as a dog grooming salon is considered to be of a scale and intensity that will not have an adverse impact upon the amenity of the area, subject to the imposition of conditions.

12 OTHER CONSIDERATIONS

N/A

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with 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 permitted shall be carried out in accordance with the following approved plans:

Planning Statement

22 001 001 - existing outbuilding details and location plan

22 001 002 - proposed outbuilding details and block plan.

Reason: To ensure satisfactory provision of the development.

3. Before any development is commenced, a scheme for the management of waste from the proposed business, to include the waste water, waste chemicals (shampoos etc.) animal waste and all other waste shall be submitted and agreed in writing with the Local Planning Authority. Waste materials shall be dealt with in accordance with the agreed scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and in accordance with policies ENV3 and CCC1 of the Local Plan Part 1: Planning Strategy.

4. Before use of the development commences, a noise management plan (NMP) shall be submitted to for approval in writing by the local planning authority detailing measures that will be implemented to ensure that any noise associated with the proposed development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. The agreed measures shall be installed prior to the first use of the dog grooming facility hereby approved and permanently maintained as such.

Reason: In the interests of the residential amenities of the area and in accordance with policy ENV3 of the Local Plan Part 1: Planning Strategy.

5. No activity shall take place on the site in connection with the approved use other than between the hours of 0900 and 1730 Monday to Saturdays, not including recognised public holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy ENV3 of the Local Plan Part 1: Planning Strategy.

6. No more than one animal or groomer associated with the business hereby approved, shall be on the application site at any one time.

Reason: In the interests of residential amenity and highway safety in accordance with policies ENV3 and CCC2 of the Local Plan Part 1: Planning Strategy.

Further Information:

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New Forest

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PLANNING COMMITTEE

April 2022

1 PEALSHAM GARDENS
FORDINGBRIDGE
SP6 1RD
22/10170

Scale 1:1250

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scale.

