

Item 4f

APPLICATION NO:
P/2019 /0258

LOCATION:
18 CLARKE ROAD WREXHAM
LL12 7TY

DATE RECEIVED:
01/04/2019

COMMUNITY:
Acton

DESCRIPTION:
USE OF DOMESTIC GARAGE AS
DOG GROOMING SALON (IN
RETROSPECT)

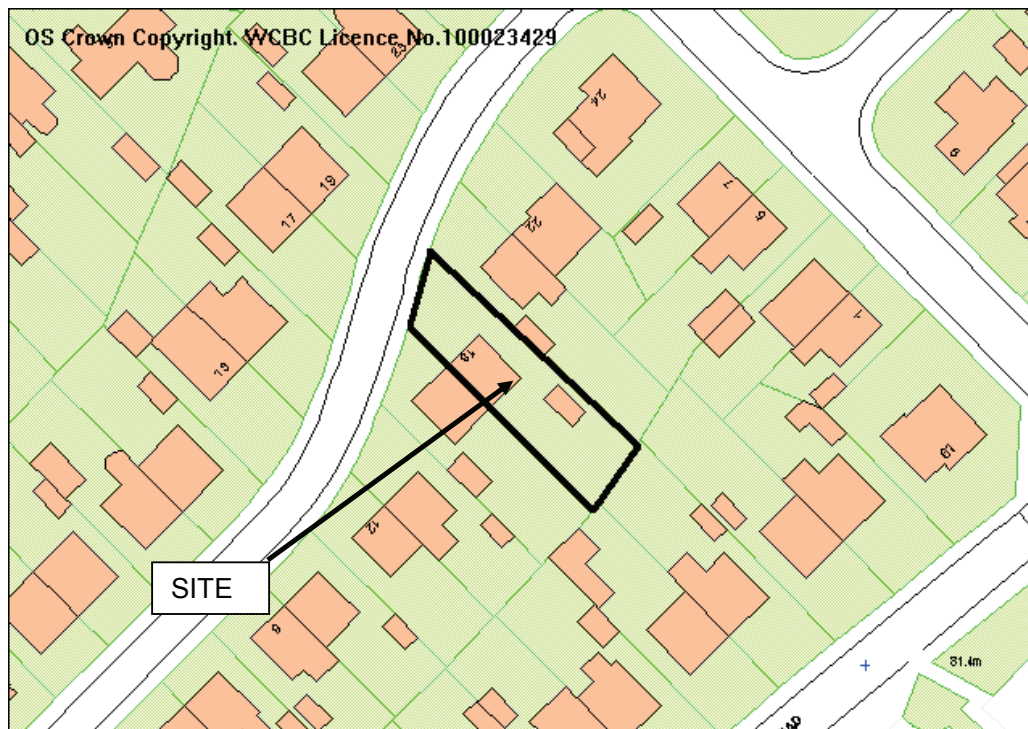
CASE OFFICER:
PF

WARD:
Borras Park

APPLICANT(S) NAME:
MRS JULIE GOODALL

AGENT NAME:
MRS JULIE GOODALL

THE SITE



PROPOSAL

Planning permission is sought in retrospect for the partial change of use of the site to be used as a place for the washing and grooming of dogs. The applicant is seeking approval for the detached garage to be used for this purpose.

The applicant has submitted a supporting statement to the effect the as well as customers dropping off and collecting their dogs, the applicant will also offer a collection and delivery service. The applicant does not intend for there

to be more than one customer on site at any one time and also they do not anticipate there being more than 4 dogs groomed per day.

HISTORY

None.

PLANNING POLICY

The site is located within the Wrexham Town settlement limit as defined by the Wrexham Unitary Development Plan. Policies PS2, GDP1 and T8 are relevant. Guidance is also contained in Local Planning Guidance Notes 16 – Parking.

CONSULTATIONS

Community Council:	No objection.
Local Member:	Notified 14.05.2019
Site notice:	Expired 29.04.2019
Public Protection:	No comments.
Highways:	No objection. It is recommended that the business shall operate on personal basis, there be no more than one customer at any one time and shall operate on an appointment basis.
Neighbouring occupiers:	8 neighbouring occupiers notified. One representation received raising the following points: • There has been an increased number of vehicles at the property at both evenings and weekends and some have partially obstructed accesses to neighbouring properties causing significantly difficulties; • There is a concern that dogs are being taken into the property for kennelling as dogs can be heard in the property and also jumping around in the front window; • A dog faeces smell has been noticed emanating from the property which has impact the enjoyment of the neighbouring property. This is considered excessive when compared to other properties that have dogs as pets; and • There are concerns relating to the amount of waste and the impact this may have upon drains.

SPECIAL CONSIDERATIONS

Amenity: The main issue to consider is whether allowing this proposal would have a detrimental impact upon the amenity of the neighbouring occupiers in this predominantly residential area. The area is characterised as a traditional housing estate formed predominantly by semidetached dwellings where the layout is such that the garden areas abut properties to the rear. This application seeks approval to continue to operate the dog grooming business from the detached garage which is situated in the rear garden area against the north eastern boundary.

Members are asked to note that the existing garage can be used for purposes incidental to the use of the dwelling house. This could include the grooming of their own pets as well as those of family and friends and this may not necessarily require an application for planning permission. An application for planning permission has been sought in this instance because the garage has been specifically converted to be used solely for the grooming of dogs. It is no longer solely an incidental use to the dwelling.

In accordance with the applicant's submission, there is the potential that up to 20 dogs could visit the site in any one week. The applicant intends these visits be limited to one customer at a time and as these are likely to be on an appointment only basis. Occasions of crossover visits are likely to be limited where perhaps one customer is early the other business is running behind schedule on any day.

Case law on this issue notes that noise created by dogs initially occurs where dogs are left by their owners or where they come into contact with other animals. It is unlikely that the operation of the grooming business will allow this to occur. Members are asked to consider what the additional impact of having one dog at a time visit the site would be over and above having a pet dog on site at all times. It is considered that the noise and disturbance arising from a single dog being groomed at the premises at any one time is unlikely to be excessive. The Council's Housing and Public Protection section have been consulted in this regard and have raised no objections. All grooming takes place within the garage and this reduces any noise that the dogs produce and the noise of any drying equipment is unlikely to be any more significant than the noise generated by normal domestic equipment (vacuum cleaners, tumble driers, heating flue noise etc). The noise resulting from the use is not likely to adversely impact on the amenities of adjoining occupiers.

Highways: Highways have not raised concerns about the nature of this proposal. They have surmised that even with the touring caravan on the drive, there is sufficient off road parking provision for another three vehicles. The traffic generated by four customer visits per day is unlikely to result in a significant increase in movements. Whilst there can be no conditions imposed to ensure that visitors use the off street parking provision, the low level of traffic generation and the short nature of the visits is unlikely to result parking situations uncharacteristic of such locations. Those observations provided by neighbouring residents of inconsiderate parking are likely to be isolated

instances and cannot be used as a reason to withhold and otherwise acceptable planning permission.

Other matters: Concerns relating to blocked drains are unfounded in this instance. There is nothing before me to suggest that this type of operation would cause detriment to the local drainage network.

Allegations that dog boarding is taking place at the property are noted. However this application relates to the determination as to whether dog grooming is an acceptable use of the site. Any such allegations of dog kennelling would be considered as a separate breach of planning control. Were Members to grant planning permission in this instance, it would not regularise this alleged breach.

Conclusion: On balance I am satisfied that this proposal is unlikely to result in a detrimental impact upon the neighbouring occupiers of the site or have a negative impact upon highway safety. I recommend accordingly subject to appropriate conditions.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The dog grooming parlour hereby approved shall be used only by the owner, Mrs Julie Goodall. After the need for the dog grooming parlour has ceased, the building shall remain as ancillary domestic use to be used in conjunction with the occupation of No 18 Clarke Road and shall not be used for the benefit of any other business use unless otherwise agreed by the approval of a separate planning application to that effect.
2. No commercial dog grooming shall take place outside the hours of 0900 to 1700 hours Monday to Saturday. The business shall not operate on Sundays or any Bank Holidays. The use hereby permitted shall be on an appointment basis only.
3. The maximum number of dogs being groomed at number 18 Clarke Road (The Premises) shall not exceed one dog at any one time.

REASON(S)

1. To ensure that the Council can retain control over the use of the building so that compliance with policy GDP1 of the Wrexham Unitary Development Plan is assured.
2. To ensure that the business is properly controlled so that the change of use does not cause harm to the amenities of the neighbouring residential properties outside of normal day time working hours. This would ensure compliance with policy GDP1 of the Wrexham Unitary Development Plan.
3. To regulate and control activity levels and to restrict any potential intensification of use to ensure compliance with policy GDP1 of the Wrexham Unitary Development Plan.
