PLANNING SUPPORTING STATEMENT

Clark & Co Dog Grooming
1 Lindley Gardens, Llay, Wrexham, LL12 0QS

Proposal: Retrospective change of use of existing detached domestic garage to a small-scale, appointment-only dog grooming salon.

Introduction

This statement has been prepared in support of an application for retrospective planning permission for the use of the existing detached garage at 1 Lindley Gardens as a small-scale dog grooming salon.

Clark & Co Dog Grooming is operated solely by one person who resides at the property. There are no employees working from the premises.

The business has deliberately been established as a small, one-to-one, appointment-only grooming service. Considerable thought has been given to the way the salon has been converted and how the business operates in order to minimise any impact upon neighbouring residential properties and the wider estate.

The main dwelling remains in residential use and the business is confined entirely to the existing detached garage.

Nature and Scale of the Business

Clark & Co Dog Grooming operates strictly on an appointment-only basis.

Only one dog is groomed at any one time and appointments are deliberately scheduled so that customers and dogs do not overlap.

There is normally a gap of approximately 30 minutes to one hour between appointments, providing ample time for one dog to be collected before the next customer arrives.

The business will typically groom approximately two dogs per day, with a maximum of approximately three dogs on busier days. Some days may have fewer appointments or none at all.

There are no walk-in customers.

The premises are used solely for dog grooming. There is:

- no dog daycare;
- no boarding or overnight accommodation;
- no kennelling;
- no dog walking service;
- no outdoor grooming; and
- no other associated animal services operated from the property.

Dogs are only present at the premises for the duration of their individual grooming appointment and leave once their groom has been completed.

There are no additional members of staff travelling to or working from the property.

Customer Visits, Access and Parking

Customers attend the property solely to drop off their dog and subsequently return to collect it. Customers do not remain at the premises while the grooming appointment takes place and there is no customer waiting facility.

A typical customer visit for either drop-off or collection is expected to last no more than approximately five minutes.

The property has an existing private driveway with sufficient space available for one customer vehicle, allowing customers to park entirely off the public highway while dropping off or collecting their dog.

As appointments do not overlap and there is normally at least 30 minutes between customers, there should be no requirement for more than one customer vehicle to attend the property at any one time.

The salon has its own separate customer entrance and is accessed directly from the driveway via the existing gated pathway. Customers enter through the gate and follow the pathway directly to the salon entrance.

The pathway is separated from the private garden by existing fencing. Customers therefore do not need to enter the dwelling or the private garden in order to access the salon.

The combination of the low number of daily appointments, short drop-off and collection periods, appointment spacing and existing off-street parking means that vehicle movements associated with the business are very limited and dispersed throughout the working day.

Hours of Operation

The operating hours applied for are:

Monday to Friday: 09:00 – 17:30
Saturday: 10:00 – 16:00
Sunday and Bank Holidays: Closed

The salon therefore operates during normal daytime hours only.

These hours represent the operating window for the business and do not mean that appointments take place continuously throughout those periods. The actual number of appointments remains very limited, as described above.

Noise and Residential Amenity

Particular consideration has been given to minimising noise and protecting the amenity of neighbouring residential properties.

The garage has been converted and internally finished to a high standard specifically suitable for professional dog grooming, with consideration given to reducing the transmission of noise from grooming activities.

The building is internally lined and finished and incorporates hygienic wall and ceiling finishes together with acoustic panelling. The salon entrance consists of double-glazed doors.

All grooming activities and professional grooming equipment, including dryers, are used entirely within the enclosed garage.

The operational model also significantly limits the potential for noise. Only one dog is present for grooming at any one time and appointments do not overlap.

There are no kennels, groups of dogs, daycare facilities or overnight stays. Dogs are not kept at the premises outside their individual grooming appointments.

The private garden is not used as part of the grooming business, and there is no outdoor grooming or other outdoor business activity.

Taken together, the internal treatment of the garage, enclosed nature of the salon, very small number of appointments, one-dog-at-a-time policy and daytime operating hours are intended to ensure that the business remains compatible with its residential surroundings.

Existing Garage and Internal Conversion

The proposal does not involve the construction of a new commercial building or any extension or enlargement of the existing garage.

Importantly, the original domestic garage door on the front elevation has been retained.

An internal stud wall has been constructed behind the existing garage door as part of the internal conversion. Consequently, when viewed from the road and from the front of the property, the garage retains its original external appearance and continues to appear as a domestic garage.

The conversion has therefore resulted in no material change to the appearance of the garage from the street or the frontage of the property.

Internally, the existing garage has been converted to a high standard to provide a clean, professional and purpose-designed grooming environment.

The internal fit-out includes:

- waterproof wood-effect LVT flooring;
- hygienic marble-effect wall cladding;
- a white clad ceiling with recessed lighting;
- acoustic wall panelling;
- a professional stainless-steel dog grooming bath;
- a professional grooming table;
- washing facilities; and
- enclosed storage.

The professional grooming bath is connected to the existing foul drainage system serving the property. The drainage connection was professionally installed and runs underground beneath the existing pathway to the domestic foul drainage system, which discharges to the mains sewer.

The grooming bath incorporates multiple hair traps to prevent hair and debris from entering the drainage system.

Residential Character of the Property

The main dwelling at 1 Lindley Gardens remains in residential use and the business is confined to the existing detached garage.

The operation is intentionally very small in scale.

There are no employees arriving for work, no commercial vehicle fleet, no customer waiting, no walk-in trade, no outdoor business activity and no continuous flow of customers.

The original garage door has been retained and therefore the appearance of the garage from the front of the property and the street remains substantially unchanged.

Customer access is discreetly provided via the existing driveway, gate and pathway.

The limited nature of the operation allows the property to retain its predominantly residential character while accommodating a small business operated by a resident of the property.

Local Service and Community

Clark & Co Dog Grooming provides a convenient professional grooming service for residents of Llay and the surrounding area.

The business has deliberately adopted a small-scale, one-to-one model rather than attempting to operate as a larger commercial grooming establishment.

This provides local residents with access to a professional service within their community while keeping customer numbers, vehicle movements and general activity at a very low level.

The business has been promoted locally within the estate, including through the distribution of information to approximately 200 local households, and the feedback and interest received from local residents has been positive.

The intention is to provide a useful and professionally operated local service while remaining respectful of the residential nature of the estate and neighbouring properties.

Summary and Conclusion

The applicant respectfully considers that the continued use of the existing detached garage as Clark & Co Dog Grooming represents an appropriate and very small-scale home-based business.

In particular:

- the business is operated solely by one person who resides at the property;
- there are no employees working from the premises;
- only one dog is groomed at any one time;
- customer appointments do not overlap;
- appointments are normally separated by approximately 30 minutes to one hour;
- the business typically undertakes approximately two dogs per day, with a maximum of approximately three on busier days;
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- customers attend only for short drop-off and collection visits, typically lasting no more than approximately five minutes;
- customers do not remain at the premises during grooming;
- there are no walk-in customers;
- existing private driveway parking allows customer vehicles to park off the public highway;
- customers access the salon directly from the driveway via an existing gated and fenced pathway;
- there is no dog daycare, boarding, kennelling, dog walking or overnight accommodation;
- the garden is not used for the operation of the business;
- all grooming activities take place entirely within the enclosed garage;
- the garage has been converted internally to a high standard with consideration given to reducing noise transmission;
- operating hours are restricted to normal daytime periods;
- there has been no extension or enlargement of the garage;
- the original front garage door has been retained, preserving the appearance of a domestic garage from the street; and
- the main dwelling remains in residential use.

The business has been deliberately structured and the garage carefully converted so that Clark & Co Dog Grooming can provide a useful local service while maintaining a very low level of activity and minimal impact upon neighbouring residents and the wider residential estate.

The applicant therefore respectfully requests that planning permission be granted for the continued use of the existing detached garage as a small-scale, appointment-only dog grooming salon.

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