

**P/18/0047/CU**

**LOCKS HEATH**

MR MARK FLANIGAN

AGENT: MR MARK FLANIGAN

CHANGE OF USE TO MIXED RESIDENTIAL /BUSINESS USE WITH USE OF CONVERTED GARAGE AS A DOG GROOMING SALON AND EXTENSION OF DROPPED KERB

151 LOCKS ROAD LOCKS HEATH SOUTHAMPTON SO31 6LF

***Report By***

Jon Snook - Direct Dial 01329 824703]

***Site Description***

The site comprises of a detached bungalow which is situated on the eastern side of Locks Road. There are a number of other similar type properties located in the area. The property is set back from the road and there is a detached building to the front of the bungalow which runs along the southern boundary, this structure was formally used as a garage.

***Description of Proposal***

The retrospective planning application has been made for the change of use, to mixed residential and business use, with the use of the converted garage as a dog grooming salon.

It is intended that the business will operate within the converted garage at the front of the property which will also be used for domestic residential purposes.

The applicant has provided a business plan for the operation of 'VaVa Groom' at the property. The plan outlined that the business would operate between 0900-1700 hours on Monday to Friday and between 0900-1300 hours on Saturdays, there would be no work undertaken on Sundays or Bank Holidays. The applicant states that there is off road parking provision for up to 5 cars at the address. The application states that it is the intention that up to two dog groomers will be operating within the prescribed times with appointments ranging from 45 minutes to 2.5 hours long. The applicant has indicated that there may be a slight overlap between dogs being dropped off and collected which may result with 4 vehicles being present at a time. The salon also serves as a 'show room' for an online Happy Hot Dogs business. It is not proposed to operate the premises for strictly retail purposes but allow for casual purchase of items upon collecting dogs from the salon.

The business is described by the applicant as a 'small business' that is in the early stages of development. At this particular time bookings are limited, with the intention of increasing activity over the forthcoming months.

The proposed change of use will authorise a mixed use for the premises as a dwelling house (class C3) and for dog grooming purposes (class Sui Generis).

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

**Development Sites and Policies**

DSP2 - Environmental Impact



- The property has sufficient space for the parking and turning of five cars, which is considered to be adequate for the anticipated demand.
- The site is currently served by a single-track entrance which will need to be hard-surfaced for the initial 5m. The dropped-kerb footway crossover will also need to be adjusted to suit the present width of the access.
- To reduce the risk of vehicles meeting in the entrance, and to suppress the demand for parking, no more than two dogs are to be groomed simultaneously and there is to be a clear time separation between appointments.
- It will be necessary to provide visibility splays of 2.4m by 49m onto Locks Road. Nothing over a height of 1m above the footway level should be retained within these splays.

Environmental Health - No adverse comments in respect of this application on the grounds of pollution.

### ***Planning Considerations - Key Issues***

- Character of the area
- Impact in living conditions of neighbouring residents
- Highways
- Conclusion

#### Character of the area

The works to convert the garage to a dog grooming salon have already been completed. It is not considered that the conversion of the garage has had any detrimental impact on the visual appearance or character of the area. The garage door has been replaced with a large glass window but the property retains its domestic appearance. There is a side access door within the recently extended section of the former garage.

Whilst Locks Road is mainly a residential area, there is a veterinary surgery located nearby on the opposite side of the road. In addition there is a Home Improvements showroom at the top of Locks Road, close to the junction with Bridge Road.

#### Impact in living conditions of neighbouring residents

Policy DSP2 (Environmental Impact) of the adopted Fareham Borough Local Plan Part 2 states:

'Development proposals should not, individually, or cumulatively, have a significant adverse impact, either on neighbouring development, adjoining land, or the wider environment, by reason of noise, heat, liquids, vibration, light or air pollution (including dust, smoke, fumes or odour).'

The original complaint with regard to the business activity at the premises resulted from the display of advertisement boards outside the driveway. As a result of the Council intervention the applicant has removed the signs to ensure compliance with the advertisement regulations.

The use is intended to be low key and the applicant has agreed that the hours of operation would be 09:00-1700 Monday to Friday, 09:00-13:00 on Saturdays and not all Sundays & Bank Holidays. The business will operate on the basis of two members of staff being present to provide treatments and therefore there is the requirement to limit vehicle movements and the effect on the neighbouring area. A condition will be sought to ensure that there are no more than two dogs on site for treatment at any one time.

The business use is seen as being capable of being carried out within a residential area

without detriment to residential amenity. It is not considered that the level of noise generated would be excessive or detrimental to the living conditions of neighbouring properties.

## Highways

A number of the representations made in relation to this proposal, raise the current traffic congestion and management issues that relate to the existing veterinary business.

The impact of this proposal has been assessed from a highway safety perspective. In highway safety terms it is considered the amount of parking and turning within the premises is sufficient to accommodate the proposal and with the imposition of appropriate conditions will maintain highway safety.

One letter of objection raised the issue of a proposed crossing point being located outside of 168/170 Locks Road. Officers have contacted Hampshire County Council Highways with regard to this and have established that at present there is no outstanding plan for this work to take place.

## Conclusion

The principle of the use is acceptable in planning terms; measures have been put in place to mitigate the concerns relating to highway safety and working hours with these being secured by the appropriate use of planning conditions. Officers are satisfied the living conditions of adjacent neighbouring properties and highway users would not be materially harmed.

## **Recommendation**

PERMISSION, subject to the following conditions: -

1. The development hereby permitted shall be retained only in accordance with the following approved plans:

- a) Location Plan
- b) Site plan
- c) Planning Statement

REASON: To avoid any doubt over what has been permitted

2. The use hereby permitted shall not operate outside the following times: 0900-1700 Monday to Friday, 0900-1300 Saturday and not at all Sundays or Bank Holidays.

REASON: In order to protect the living conditions of occupiers of nearby residential properties.

3. No more than two customer dogs will be present in the Dog Grooming Salon at any one time.

REASON: In order to protect the living conditions of occupiers of nearby residential properties.

4. The existing five car parking spaces shall be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the local planning authority

REASON: In the interests of highway safety.

5. Within six months of the date of this decision the dropped-kerb footway crossover at the entrance to the site shall be extended by one metre on either side unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of highway safety.

***Notes for Information***

In relation to condition 6, the extension of the dropped-kerb, you are advised to contact the Highway Authority (Hampshire County Council) in order for arrangements to be made for the completion of the works.

<http://www3.hants.gov.uk/roads/apply-droppedkerb.htm>

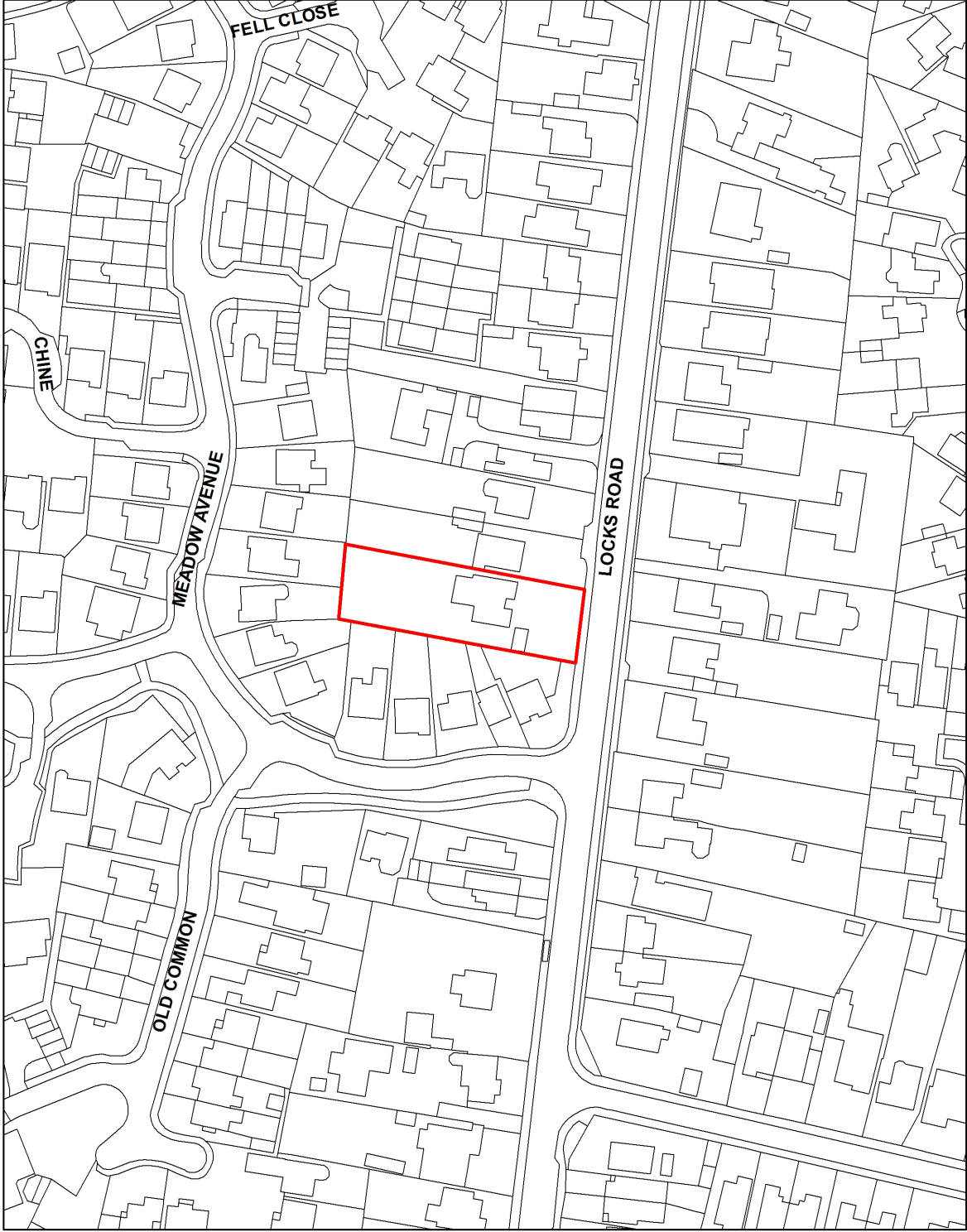
Contact can be made either via the website or telephone 0300 555 1388.

***Background Papers***

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# FAREHAM

BOROUGH COUNCIL



151 Locks Road  
Scale 1:1250



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