

Development Management – Delegated Officer Report

Application Number: AWDM/1155/25

Recommendation: – Approve

Site: 16 Nutbourne Road Worthing West Sussex BN14 7HS

Proposal: Change of use of domestic garage to dog grooming business (Sui Generis) with alterations to fenestration.

Date of Site Visit: 2.12.2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site relates to detached dwelling located on the east side of Nutbourne Road, to the north of its junction with Shermanbury Road. There is a sense of uniformity to this part of the streetscene where the dwelling at No.16 is sited within a row of other matching dwellings on this side of the street and opposite. Although some individual detailing differs between dwellings, each have a gable to their frontage with projecting first floor bow windows with a gable and roof overhang, and a pair of bay windows to the ground floor with a lean-to tiled roof. At No.16 there is a separate garage to its south side, positioned towards the rear of the house and adjacent to the boundary with No. 14 to the south. It is accessed via a side walkway to the south side of the house between the two dwellings which is gated. The main entrance to the dwelling is to its south side and there is a second side entrance door to the dwelling beyond the side gate.

Proposal

Permission is sought for the conversion of the existing garage to form a dog grooming salon to be operated by the occupier. The garage door would be removed and replaced with a new grey UPVC window and door, and with UPVC panels below the window to match. The existing windows would also be replaced in UPVC.

The applicant has provided the following information in their supporting letter in relation to the operation of the dog grooming business:

- The proposed dog grooming salon would be run by one of two homeowners who lives at the property and would be akin to home-working.
- The proposed Dog Grooming Salon would not have any other employees, only the owner will work at the property.
- The business would operate on an appointment only basis, up to six days a week, with a maximum of four appointments per day.
- Hours of operation would range from 08:00 - 17:00 Monday to Saturday based upon pre booked appointment demand and there will be no shop front or walk in facility.

- Appointments would be staggered to mitigate the chance of appointments overlapping so there would only ever be one customer at the property at one time.
- There would be a maximum of one dog in the salon at any one time.
- Customers would access from the private property's driveway and through an external gate where the garage/proposed Dog Grooming Salon is situated in the rear garden. This is 22 metres from the public footpath and visibility of the garage conversion is obscured by the external side gate.
- Once the customer has dropped the dog off and confirmed their requirements, they would be instructed to leave the proposed Dog Grooming Salon and return two hours later. If the grooming activities were looking to be completed sooner or later than the allocated two-hour appointment a phone call would be made to the customer 20 minutes ahead of planned collection to avoid any overlap. If the groom was running late I would also call the next customer to advise of a delay to schedule. A dog crate will also be on site if customers schedules cannot be changed as a contingency plan to managing two dogs at the proposed dog grooming salon at once. The property also has a large garden with seating if customers need to wait outside.
- The drying equipment used during dog grooming is typically on for 20 to 30 minutes per appointment, the noise generated is similar to that of a domestic hairdryer or vacuum cleaner. With my drying equipment running, a Blo 1200 Hot Blaster, and the current garage door closed, the 1-minute sound pressure average is 67dB.
- As part of the internal renovations to make the proposed Dog Grooming Salon ready, Rockwool sound insulation slabs would be installed on the brick walls and in-between the ceiling joists before wooden cladding is applied, this action, coupled with the double glazing in the new UPVC, would reduce the current external noise level.
- Nutbourne road and the surrounding roads are rarely congested; the speed limit is 30MPH and there are no council parking restrictions in place. 16 Nutbourne road benefits from its own off road parking space and this would be made available for customers to use for drop offs/collections between 8:00 - 17:00 whilst my partner is away at work during business hours, which is a significant bonus in comparison to other at home business arrangements in the area. Residential grooming businesses are targeting the local community and as such customers are able to walk their dogs to and from appointments. Nutbourne road is easily accessible by public transport. In the event of an appointment crossover there will be two parked cars, one on 16 Nutbourne Roads driveway and the other parked on the road, within this residential location this would not cause a parking or traffic increase concern.
- The amount of waste generated from dog grooming activities is dependent on appointment uptake, if fully booked, I would anticipate 1 x 30L bin bag every two weeks and 1 x 5l plastic container every 4 weeks. A commercial waste bin/collection service can be procured through Adur & Worthing Council or an alternative provided.
- I have decided to have a business within my property as I would like to keep the pricing sustainable for the local community of dog owners, due the significant town centre rental and rates costs having a salon in commercial premises would not have been feasible.

Relevant Planning History:

None relevant

Consultations

The **Highway Authority** has raised no objection and has provided the following comments:

This application is for the change of use of domestic garage to dog grooming business. The site is located on Nutbourne Road, an un-classified road subject to a speed limit of 30mph.

The supporting statement indicates that the business would operate 6 days per week, with maximum four 2-hour appointments per day. Parking will be available on the site frontage for clients to park within the existing off-street parking space. Appointments would be staggered to prevent overlapping clients and to prevent additional on-street parking, however, any overspill parking if appointments over-ran could be accommodated on-street. The LHA would not raise any highway safety concerns to the proposal, or any occasional overspill parking. The LPA may wish to consider the potential impacts of any overspill parking on on-street parking from an amenity point of view.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

The Council's **Environmental Health** Officer has commented as follows:

Regarding this application, concerning the noise impact, there is a likely potential for disturbance from regular dog barking from the location. However the applicant has proposed operating time limits, maximum numbers by appointment only and importantly, that no more than one dog will be on site for grooming at a time, which will reduce the likelihood of noise by avoiding unfamiliar dogs interacting, particularly if stressed.

I have no objection to the application, however I would recommend that the operating arrangements as proposed in the supporting documents are strictly observed if this application is approved.

Representations

Two representations have been received from the occupiers of neighbouring dwellings at No.14 and No.18 Nutbourne Road objecting to the application on the following grounds as summarised:

- Although the value of such services is recognised it is unsuitable for this property in a residential street. Peaceful residential area, with high proportion of retirees and people working from home – commercial business could significantly affect character, tranquillity, quality of life and amenity of the area.

- Noise concerns – proximity to neighbouring houses and gardens. Noise from the number of dogs throughout the day, comings and goings. Potential for dogs to be agitated and increased barking. Noise from equipment and customer interactions.
- Although sound insulation is planned, the garage is less than 1 metre from the boundary and close to neighbour's summer house, patio and a wildlife area. Impact of persistent noise on peace and enjoyment of these areas
- Noise insulation may be less effective if windows aren't glazed to the same standard, or if windows are open – unit should be sealed and air conditioning used. Any open windows would make it impossible to avoid noise from dryers, clippers and dogs
- Hours of business excessive - potential for 9 hours a day, 6 days per week in very close proximity to neighbouring properties
- Parking congestion in the area during Worthing Town Football Club match days

The applicant has provided the following in response to representations:

After reviewing the "What is a valid objection" section on the Adur and Worthing council's website I can see that Noise Disturbance and Character are valid reason for objecting to a planning request.

Noise Disturbance Response

There are no UK laws that define the maximum acceptable amount of noise during daytime hours. Local council decide if the noise being made is considered a statutory nuisance, which is defined as an activity that is unreasonable and causes substantial interference with the use and enjoyment of a person's property.

As detailed in my application, the noisy part of the dog grooming process is the drying of dogs, which can last for up to 20 minutes at a time. With my equipment running in the garage, no sound insulation present and a sheet metal door, a reading of 67db is registered, which is comparable to a vacuum cleaner or electric lawn mower.

Once sound insulation and UVPC double glazing is install, at significant cost to me, the decibel level will decrease.

People conversing on the street or outside the property is not unreasonable nor does it cause substantial interference.

Character Response

I would like to draw attention to two local planning applications that relate to residential dog grooming business, both of which were permitted.

Reference: AWDM/1090/24

Address: 6 Broomfield Avenue Worthing West Sussex BN14 7RX

Description: Change of use from residential garage to dog grooming salon (sui generis).

Reference: AWDM/0229/23

Address: 17 Exmoor Crescent, Worthing BN13 2PL

Description: Wooden summer house to be used as a dog grooming salon in rear garden.

Additional Information

I currently have no clients; I am unsure which hours I would need until I gain clients. The request of these hours is for me to operate "within" but I have no intention of working the entire day. I am willing to reduce the opening hours in the application if this supports its approval.

The applicant also refers to the neighbouring property at No.14 being sold to new owners.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM10, DM22
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

While there are no particular Local Plan policies relating to home-working, the NPPF states that significant weight should be placed on the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development.

Whilst the proposed dog grooming salon would be situated outside of any recognised centre, given its scale and specific home working circumstances its use would not have any significant detrimental impact on the viability or vitality of nearby local centres.

There is no objection in principle to the proposed use. The key considerations are the effects on the visual and residential amenities of the locality and highway safety.

Visual Amenity

The garage building is located towards the rear of the site, to the rear of the existing dwelling and set behind entrance gate where it does not appear as a prominent feature in the streetscene, given its scale and rearward positioning. The residential appearance of the site would be retained. The alterations to the fenestration would appear reasonable in this context and would not cause any significant harm to visual amenity.

Residential Amenity

The main impact would be to the occupiers of the immediate neighbouring dwellings to each side of the site at No.14 and 18 Nutbourne Road, those dwellings opposite, and to the rear at No.38 Shermanbury Road.

The main sources of potential noise and disturbance relate to the comings and goings of customers, and noises associated with the operation of the business such as through use of equipment, customer conversation, and possible dog barking.

Customers would use the existing gated access to the south side of the dwelling, which is particularly closely sited to No. 14 to the south and this is where much of the activity from comings and goings would be focused and at the frontage through use of the parking space. Dwellings to the north and west are more separated from the entrance and existing garage building. No.14 does not have any windows in its north side wall facing the site entrance, but there is a rooflight window and windows in the rear elevation and garden building to the east which are closely sited to the existing garage building. Close boarded fencing separates the two gardens and provides some screening, and this continues to the east and north boundaries shared with the other neighbouring rear gardens. There are existing windows in the north and east elevations of the garage building facing into the garden within the site, but no windows facing south towards the closest neighbour at No.14.

The information in support of the application indicates that the intensity of the proposed use would be limited by being operated by the occupier and with no other employees, with a maximum of four appointments per day, staggering of appointment to avoid overlap, and limiting the number of dogs to one dog at a time. In response to neighbour concerns over noise disturbance the applicant has indicated that sound insulation would be installed to the walls and ceiling which would reduce noise emanating from inside the building itself. This can be secured by condition. Given the operating arrangements and that there would no other employees, and having regard to the relationship with neighbouring dwellings, sound insulation proposals, and that this is a detached building with no adjoining walls with neighbouring dwellings, it is considered that the proposed use would be unlikely to have any significant impact on neighbour amenity subject to suitable controls. The Council's Environmental Health Officer has raised no objection on this basis, providing that the operating arrangements are strictly observed. The operation of the business and hours of operation can be controlled by suitable conditions in the interest of protecting residential amenity.

Alterations to the fenestration would not pose any significant threat to residential amenity.

Access and Highways

The existing driveway would be retained and would provide one parking space for customer use for pick up/drop off purposes when not in use by the residential occupier. The Highway Authority has not raised any concerns regarding the loss of the existing garage as parking provision, or on parking or highway safety grounds.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Dog grooming business to be operated from the converted garage as indicated on the approved plans and in accordance with the supporting letter deposited 6.10.2025
4. Hours of operation limited to Monday to Saturday, between 08:00 and 17:00

5. Use to operate on appointment only basis with only one customer (and one dog) at any one time
6. Sound insulation to be installed as indicated
7. No further openings to converted garage building

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Rebekah Hincke Date: 08.06.2026

Authorised by: Louise Prew Date: 23/06/2026