# Development Control – Delegated Officer Report

**Application Number: AWDM/1090/24 Recommendation: Approve**

**Site:** 6 Broomfield Avenue, Worthing

**Proposal:** **Change of use from residential garage to dog grooming salon (sui generis)**

**Date of site visit:** 01.10.2024

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Proposal, Site and Surroundings**

The application site relates to a semi-detached two storey dwelling located on the north side of Broomfield Avenue. The overall form of the dwelling mirrors that of the adjoining dwelling at No. 8 as well as in its general detailing and materials including distinctive green roof tiles. It has a converted garage to its east side which projects forward of the main front wall. There is a front garden area and driveway to the frontage with parking for 1-2 cars. This is a predominantly residential area with mainly detached and semi-detached dwellings in the immediate vicinity of the site. Opposite the site, on the south side of Broomfield Avenue, is the church hall and car park entrance for Offington Park Methodist Church.

Permission is sought for the use of the converted garage as a dog grooming salon. It is understood that the use has been ongoing since February 2022. Glazed doors and windows have previously been installed internally to the frontage, set behind the existing outer pair of painted timber garage doors which forms the sole access to the dog grooming salon.

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

- Employees: 2 part-time (one full-time equivalent) both groomers rent the salon from the owner on a part-time basis.
- Hours of operation: Monday to Saturday 9am - 4pm. No working on Sundays.
- Appointment only basis, online booking, appointments made 24 hrs in advance
- Typically one dog at a time within the salon. More rarely an owner has two or more dogs and then both dogs can be dropped off at the same time
- Appointments typically last 1-2 hours, with between 2 to 5 dogs per day
- Staggered appointment with 15-30 minutes in between. Overlap only if an owner is delayed picking up dog
- Generally owners are notified 5-10 minutes before the end of an appointment to avoid waiting time

- Equipment includes a dog bath, grooming table and floor standing hair dryer - Groom Professional Blo i600 with adjustable speed settings up to 85dB. *The salon is constructed of solid cavity wall masonry construction and the doors and windows are double glazed with rubber seals to all openings to minimise noise disturbance outside. Groomers are encouraged to keep the doors shut during the drying process.*

**Relevant Planning History:**
None relevant

**Consultations:**

The **Highway Authority** has raised no objection and comments as follows:

*This proposal is for the change of use from residential garage to dog grooming salon. The site is located on Broomfield Avenue, an unclassified road subject to a speed restriction of 30 mph.*

*There are no proposed changes to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.*

*A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.*

*As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for 1-2 cars.*

*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 115), and that there are no transport grounds to resist the proposal.*

**Southern Water** has made the following comments:

*Following the review of the submitted documents. The applicant has stated that the foul and water is already connected through the existing drainage systems. Therefore, no further comment is required.*

*For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).*
*Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk*

The Council's **Environmental Health** Officer raised no objection in principle, and requested that hours of operation be controlled by condition. Following receipt of

further information from the applicant including clarification that the Sound Pressure Level of the dryer used is 85dB at a distance of 0.5m, the Environmental Health Officer has confirmed no objections.

**Representations:**

One representation has been received from the occupier of the adjoining dwelling at No.8 neither objecting nor supporting the application, but makes the following comments:

*The application does not specify hours of opening. As this is a residential area I would expect these to be specified, restricted and controlled.*

*Appointment management of clients should consider the neighbourhood. Manage the number of dogs on the premises at any one time, minimise and control noise and parking.*

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM10, DM15, DM22
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

**Planning Assessment**

There are no specific Local Plan policies relating to home-working but 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. However it is noted that the application does not propose a typical home-working arrangement as the dog grooming salon is owned by, but no longer directly operated by, the occupier of No.6. Instead the salon is currently rented to two other dog groomers on a part time basis who have continued to serve the owners established client base. Whilst the salon is situated outside of any recognised centre, given its scale and specific circumstances its continued used would not have any significant detrimental impact on the viability of vitality of nearby local centres. The key considerations are the effects on the visual and residential amenities of the locality and on parking and highway safety.

***Residential Amenity***

The main impact would be to the occupiers of the immediate neighbouring dwellings to each side of the site at No.4 and No.8 Broomfield Avenue.

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. However, the focus of such activity would be at the site frontage which would be felt in the context of activity associated with the church hall and car park opposite the site, and with no windows or other openings to the sides or rear of the converted garage itself and no

walls adjoining neighbouring dwellings which would minimise the impact from internal noise transferring to neighbouring occupiers. The information provided indicates that the intensity of the use is relatively low key in terms of the number of dogs limited and with staggering of appointments which would avoid overlaps, as well as a system in place to minimise any customer waiting. Noise-generating equipment is limited to a floor standing hair dryer and the Council's Environmental Health Officer is satisfied with the information provided in terms of noise levels and raises no objection. Having regard to the intensity of the use and in the absence of any objection from the Environmental Health Officer the impact on the amenities of neighbouring occupiers is considered acceptable in the circumstances of this case. However it is considered necessary to impose suitable controls over its operation and hours of use in the interests of protecting residential amenity.

***Visual Amenity***

No external changes are proposed as part of the application with the previous alterations to the doors having been made internally. Advertising appears to be relatively low key with one 'A' board apparent within the site frontage at the time of visiting although this was not on full display. Whilst views into the dog grooming salon windows would be possible from the site frontage whilst it is in operation, given the limited scale of the operation, daytime working hours, and that the outer doors can be closed and the residential appearance of the dwelling has been retained, it is considered that the proposals do not cause any significant detrimental impact to the character of the building or visual amenities of the surrounding area.

***Access and Highways***

The conversion works have resulted in the loss of the garage but the Highway Authority considers that this would not meet the specification for a single garage and raises no concerns regarding loss of parking provision. The existing driveway is retained for the dwelling with provision for 1-2 cars. The proposals would be unlikely to give rise to any significant highway safety issues based on the pick-up/drop off nature of the business and scale of the proposals, and the Highway Authority has raised no objections.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Dog grooming business shall not be operated other than from the converted garage as indicated on the approved plans
3. Hours of operation limited to Monday to Saturday between 09.00 to 16.00
4. Use to operate on appointment only basis with only one customer at a time (and up to two dogs from the same household)
5. No further openings to east side elevation of the 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: 11.11.2024

Authorised by: Louise Prew Date: 11/11/2024