



**Ashfield**  
DISTRICT COUNCIL  
**MAP SCALE 1: 1250**  
**CREATED DATE: 15/02/2022**

**COMMITTEE DATE**    23/02/2022                      **WARD**       Selston

**APP REF**                      V/2021/0741

**APPLICANT**                      Emma Olden

**PROPOSAL**                      Change of Use of Detached Garage to a Dog Groomers

**LOCATION**                      90, Nottingham Road, Selston, Nottingham, NG16 6DE

**WEB-LINK**                      <https://www.google.co.uk/maps/@53.0708575,-1.3074886,19z?hl=en-GB>

**BACKGROUND PAPERS**    A, C, D, E,

App Registered 22/10/2021                      Expiry Date 16/12/2021

*Consideration has been given to the Equalities Act 2010 in processing this application.*

*This application has been referred to Planning Committee by Cllr Zadrozny to discuss highway safety.*

### **The Application**

This is an application for Change of Use of Detached Garage to a Dog Groomers

### **Consultations**

Individual notification of surrounding residents has been carried out.

2 comments have been received supporting the application raising the following:

- small business should be supported
- No change to external appearance of garage, ample parking and turn around for small amount of customers expected
- In line with Neighbourhood Plan to provide jobs and facilities while protecting rural character of area
- Small businesses, shops, services, homeworking at heart of British economy
- Council should be encouraging and supporting as many as they can
- Beneficial to community
- Lots of dogs in village so would be a well-received service

8 comments have been received objecting to the proposal raising the following:

Highway Safety

- On-road parking impeding pedestrians and vehicles
- Pedestrian and vehicular visibility
- High Volume of traffic on Nottingham Road
- 2 Schools and Park add to traffic
- Nearly been accidents
- Site is on a bend and Hill
- Impact on congestion
- Pedestrian Safety
- Increase in vehicles at site would add to highways issue
- Garage has already been converted
- Not enough space for off-street parking and turning
- Residents struggle to get out of drives
- May result in reversing onto highway
- Widening drive will impact highways

#### Residential Amenity

- Noise from traffic
- Noise from dogs
- Noise from equipment
- Impact on residents
- Impact on living standards
- Restriction of hours, amount of client
- Soundproofing, windows and doors shut

#### Other

- Appropriate waste bins should be provided
- Do not need business on this stretch of road
- If applicant wants to change use again will application be required
- Will person be qualified Dog Groomer
- Dog fouling disposal
- Over intensification of residential property
- Not in keeping with area
- Have substances been risk assessed
- Business growth and parking

#### **ADC Environmental Health (Contamination):**

No objections to the change of use

#### **NCC Highways:**

No Objection. Resident will be the only member of staff and the business will be on an appointment system with time between appointments to avoid overlap. Parking requirements are acceptable and there is room to manoeuvre on site in order to enter and leave in a forward gear. There is to be no change to the access and visibility on exit from the site is also acceptable due to the verge.

#### **Policy**

Having regard to Section 38 of the Planning and Compulsory Purchase Act 2004 the main policy considerations are as follows:

**National Planning Policy Framework (NPPF) (2021):**

Part 12 – Achieving well designed places

**Ashfield Local Plan Review (ALPR) (2002):**

ST1 – Development

ST3 – Named Settlement

**JUST Neighbourhood Plan 2017 – 2032:**

NP1 – Sustainable Development

NP2 – Design Principles

NP9 – Supporting Local Businesses

**Relevant Planning History**

V/2006/0158 - Single Storey Extension to rear and Alterations – Conditional

**Comment :**

**Visual Amenity**

The detached garage has already had the garage door removed and a door with cladding either side has been installed. This is proposed to be replaced by a wider glazed door with windows either side similar to a patio door. Although the proposal will be visible in the street scene it is considered that the proposed changes to the front elevation will not have a detrimental impact upon the character of the street scene or visual amenity of the area.

**Residential Amenity**

There are no alterations proposed to the side and rear elevations of the garage the only change is a new patio door and windows at the front. Therefore, it is considered that there will be no overlooking, overbearing or overshadowing impacts due to the proposal.

Concerns have been raised regarding increase in noise, soundproofing, qualifications of the dog groomer, dog fouling, waste, restrictions on hours and amount of customers. The qualifications of the dog groomer are not a material planning consideration. Disposing of material from the process will be the responsibility of the applicant and they have confirmed within the form that they will ensure adequate bins are provided for the business.

The dog groomers would use equipment such as a bath with shower, hair dryer and clippers. The bath will be fitted with a filter to capture hair to ensure that this does not go down the main drain. All shampoos are proposed to be natural and chemical free.

The water supply and drainage will be gained via the existing water supply and main drain to the dwelling. It is acknowledged that the business is a Dog Grooming Salon therefore there will be a level of noise arise from equipment used to carry out the use. However, it is considered that any noise from the equipment would not be of a significant level that would disturb the neighbouring residents.

There will be a maximum of 4 dogs booked in for grooming per day. Appointments will be required and there will be a gap in-between so that there is no cross over with no more than 1 dog on site at any one time. The premises are proposed to be operated Monday to Friday 9am to 5pm and Saturday 9am to 1pm. Conditions are recommended to control the use to minimise any impact upon residential amenity. Since there will not be multiple dogs on site at any one time any noise from dogs barking will be significantly limited.

Concerns have been raised over the use of the garage in the future. If the applicant wanted to change the use from a dog groomers an application would be required. Also in relation to growth of the business, conditions are recommended to restrict the scale of the use.

### **Highway Safety**

Nottinghamshire County Council Highways have been consulted as part of the proposal and offer no objections. They have commented that the resident of the property will be the only staff member, an appointment system will be in place to avoid overlap. Parking requirements are acceptable and there is room to park and manoeuvre to enter and leave the site in a forward gear. There is to be no change to visibility on exit from the site which is considered acceptable due to the grass verge.

Concerns have been raised by residents raising the following in relation to highway safety. The concerns raised are in respect of the volume of traffic on Nottingham Road, Parking on the pavement, safety of road users, pedestrians and children and impact upon visibility of neighbours. It is acknowledged that Nottingham Road is busy especially at certain times of day therefore it is important that adequate parking and turning is provided for the proposed business to ensure that it would not exacerbate the existing problems.

Amendments to the parking and turning area are proposed to make it easier for customers to park clear of the highway and would provide 2 spaces for the existing 3 bedroomed house and one space for the business. It is considered that with a limited number of customers it is unlikely that the proposed use would have a negative impact upon highway safety and the safety of neighbouring properties.

Concerns were also raised regarding the volume of traffic and on street parking especially at school times and the potential for the proposed dog groomers to impact on highway safety. The applicant has proposed that there will be no bookings

for drop off and pick up of dogs between 8:45am and 9:30am and 2:45pm and 3:30pm Monday to Friday. This ensures there is no conflict with customers attending the premises and the time parents drop off and pick up children from the two nearby schools. It is recommended that this is conditioned.

**Conclusion :**

Taking into account the siting and scale of the operation proposed it is considered that it will not result in a significant impact upon the amenities of neighbouring properties or the area in general and will not result in any harm to highway safety. Subject to conditions limiting the use to that applied for it is recommended that planning permission be granted.

**Recommendation:** - Grant planning permission subject to the following conditions

**CONDITIONS**

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the following plans: Proposed Elevations and Floor Plan received 19/10/2021, Proposed Parking and Access Plan received 26/01/2022, Amended Site Location Plan received 11/02/2022. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
3. The use of the hereby permitted development shall take place during the following hours:  
9.30am to 5pm Monday to Fridays  
9am to 1pm Saturdays  
and no customers shall be permitted to attend the premises outside these hours or on Saturdays, Sundays or Bank Holidays
4. The use hereby permitted shall only be carried out in the detached garage and shall not occur in any other part of the premises.
5. No appointments shall be made for customers to attend the premises before 9:30am and between 2:45pm - 3.30pm Monday to Friday.
6. All customer appointments in connection with the use hereby permitted must be pre-arranged, allowing a minimum of 10 minutes between the end of one and the start of the next consecutive appointment. A record of all appointments and times must be kept by the operator of the dog grooming business and shall be made available at all reasonable times for inspection by officers of the Local Planning Authority.
7. The hereby approved dog grooming business shall only be undertaken by the occupier of the property known as 90 Nottingham Road, Selston, and by no other persons.

## **REASONS**

- 1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.**
- 2. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.**
- 3. To safeguard the amenity of residents living in dwelling(s) located in the vicinity of the application site.**
- 4. To safeguard the amenity of residents living in dwelling(s) located in the vicinity of the application site.**
- 5. To safeguard the amenity of residents living in dwelling(s) located in the vicinity of the application site and in the interests of highway safety.**
- 6. To safeguard the amenity of residents living in dwelling(s) located in the vicinity of the application site.**
- 7. To safeguard the amenity of residents living in dwelling(s) located in the vicinity of the application site.**

## **INFORMATIVE**

- 1. The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).**