

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	David Stevens
Application No.	24/00222/COUPP
Date Valid	8th April 2024
Expiry date of consultations	1st May 2024
Proposal	Continued use of double garage as a pet grooming salon (re-submission of 23/00858/COUPP refused 2 February 2024)
Address	29 West Heath Road Farnborough
Ward	West Heath
Applicant	Miss Joanne Lipscombe
Agent	-
Recommendation	Grant subject to Personal Use Condition

Description & Relevant Planning History

1. The property is a small extended semi-detached bungalow located on a corner plot at the junction of West Heath Road with Blunden Road. The property also has a detached double garage with a forecourt hardstanding for 2 cars with access directly to West Heath Road, built under planning permission 97/00283/FUL in June 1997. The property has a front garden with dwarf wall to front facing West Heath Road, but elsewhere is enclosed with a 1.8 metre high close-board fence with brick pillars.
2. Planning permission was refused in February 2024 for "Change of use of double garage to a pet grooming salon" (23/00853/COUPP) for the following reasons:-
 - a. *"The proposals are tantamount to the creation of a self-contained commercial shop-type unit (Use Class E) within part of the curtilage of a small residential property within a residential area; and likely to become a destination in its own right. The applicant has failed to demonstrate that there are no sequentially preferable premises in Town Centre, District Centre and Neighbourhood Shopping Parade locations as required by Local Plan Policy SS2. The proposed use would therefore be situated in an inappropriate location to the detriment of the vitality and viability of Town, District and Neighbourhood shopping centres, contrary to Policy SS2 of the adopted Rushmoor Local Plan (2014-2032).*

- b. *The application property is located in a corner position at a road junction with a busy local distributor road (West Heath Road) where likely overspill on-street parking arising from competition for the pair of existing on-site parking spaces to meet the needs of both occupiers of the residential use of No.29 and visitors to the separate commercial unit now proposed would be to the clear detriment of the safety and convenience of highway users. The proposal is thereby contrary to the requirements of Policies DE1 and IN2 of the adopted Rushmoor Local Plan.*
- c. *The proposed commercial premises are in proximity to neighbouring residential properties both adjacent and situated opposite. The noise levels which could be generated by visitors, dogs and grooming equipment have the clear potential to be unneighbourly; in addition to the general additional disturbance and activity that would be likely to be associated with the self-contained commercial unit for which permission is being sought. No detailed information has been submitted with this application to mitigate any undue adverse impacts upon the amenities of occupiers of adjoining and nearby residential properties. The proposals are thereby unacceptable having regard to the requirements of Policies DE1 and DE10 of the adopted Rushmoor Local Plan (2014-2032)."*
3. During the Council's consideration of this previous application works were carried out to remove the garage door and install windows and a door instead to create a 'shopfront' for the dog grooming parlour. A non-illuminated sign is also being displayed at low level on the front elevation of the building and the dog grooming salon has been in operation since March this year.
4. The current application is a re-submission which seeks to overcome the reasons for refusal of the previous recent planning application to allow, retrospectively, the continued use of the double garage as a pet grooming salon. A Supporting Statement submitted with the current application indicates that this on the basis that restrictive conditions can be imposed to control the nature and intensity of the use, notably including use of a personal user restriction that would require the commercial use of the garage to cease and for it to revert to its previous domestic use should the applicants no longer occupy the property and/or the dog grooming use of the garage ceases. The submitted Supporting Statement describes the dog grooming salon use as follows:-
5. ***"I am a Self Employed Pet Groomer, who works alone one on one with your Pet. I work four days a week. Tuesday, Wednesday, Friday and Saturday 10am-4pm. I am closed Sunday, Mondays and Thursdays. Also during Bank/Public Holidays. I have three appointments a day, 10am, 12 Noon & 2pm. Which means three Clients a day, twelve a week. It's by appointment only, no walk-ins and Clients do not stay on the premises, drop-off and collection only with collection times given at drop-off. No evening appointments, as between 3pm and 4pm is cleaning up and I close at 4pm.***
6. ***I have a Private double driveway with two parking spaces available at all times, as I don't drive. There is already a drop kerb at the front of the drive with no landscaping required.***
7. ***The Studio is insulated throughout with double glazing UPVC windows & doors. No dogs are left unattended at any point to avoid unnecessary barking/stress and will be on the premises no longer than 2 hours at any time within a controlled environment.***
8. ***The equipment in the studio consists of a Grooming table, an Electric Bath with shower, a***

Blaster/Dryer and Grooming Tools.

9. **It's a very small, part-time, Self Employed Business with no plans to expand workload nor increase hours. There will not be any big/large deliveries. I have an Account with BIFFA Waste Management to collect the bag of dog hair (Trade Waste) every two weeks."**

Consultee Responses

- Planning Policy Should permission be granted, although the use is contrary to Policy SS2, a condition on the use within Use Class E should be added. Consideration should be given to demonstrating that the use is ancillary and incidental to the main occupation of the property as a residential dwelling house and appear so in accordance with Policy DE1.
- Environmental Health No objections : The submitted details do not raise any significant concerns. Appears to be only one dog at a time, not left unattended and the business hours seem reasonable. Environmental Health have no existing record of complaint, and should any complaints be received in the future, and investigations identify a statutory nuisance occurring, then EH will use the provisions of the EPA to address this.
- HCC Highways Development Planning No highway objections.

Neighbours notified

10. In addition to posting a site notice and press advertisement, 20 individual letters of notification were sent to properties in West Heath Road and Blunden Road, including all adjacent properties and those situated opposite.

Neighbour comments

11. Representations have been received from the occupiers of Nos.30, 31 & 33 West Heath Road and 4 Blunden Road raising the following collective grounds of objection:-
- (a) Unacceptable adverse visual impact upon the character and appearance of the area as a result of the shop-front type appearance out of keeping with the style and a residential neighbourhood, including the display of a permanent brightly-coloured wall-mounted sign, and decorative artificial flowers [*Officer Note: the artificial flowers are not development and, as such, do not require planning permission*];
 - (b) The grooming salon began operating at risk before the previous planning permission had been refused and has continued ever since despite being unauthorised development. In this respect, the planning process appears to favour the applicant;
 - (c) Why is there any doubt that the Pet Grooming Salon shouldn't be allowed having regard to the condition imposed with planning permission 97/00283/FUL, which states that "*The garage shall only be used for the parking of vehicles ancillary and incidental to the residential use of the dwelling house and shall be retained thereafter solely for that purpose and made available to the occupiers of the property at all times for parking purposes unless the Local planning Authority otherwise agree in writing*";
 - (d) The garage is being used as a shop type commercial premises. West Heath Road and the vicinity in general is almost entirely residential and a retail shop is unsuitable in this

location. There are no commercial premises on West Heath Road at all – and this is how it should remain;

- (e) An undesirable precedent would be set for other commercial uses to be located in the area and/or in other residential areas : retail uses should only be located in designated areas not in converted domestic garages. West Heath Road has no retail uses along its length;
- (f) Environmentally the proposals are wrong;
- (g) Due to the proximity immediately to the side of No.31, people mistake the grooming salon as belonging to them : Visitors to No.31 often ask whether the pet grooming business is theirs. No screening of any sort exists between the front paved driveway of No. 29 and the driveway of No.31 : a green, living screen (not plastic greenage) should be erected on the boundary of No. 29 for the duration of this application procedure to screen the unapproved operation from No.31;
- (h) The business use will bring increased traffic to West Heath Road. This road is already a very busy thoroughfare that is often congested (and sometimes at a stand-still) during rush hours due to the volume of traffic;
- (i) Highway safety concerns due to poor sight-lines in West Heath Road at and near the Blunden Road junction. The application site is situated quite close to the West Heath Roundabout and immediately after the Blunden Road junction. Traffic waiting to turn out of Blunden Road is partially hindered by the high fences around part of the front garden of No. 29 [Officer Note: this is an existing situation that does not arise as a result of the development the subject of the current application];
- (j) Inadequate on-site parking : the application property only has two on-site parking spaces to serve both the grooming business and also the residential occupation of No.29. Customers often ‘miss’ or fail to use the parking outside the grooming salon and seek to park in Blunden Road instead – although there is little street parking available there. Overspill on-street parking congestion in West Heath Road and side roads exacerbating existing problems;
- (k) The unauthorised commercial use is taking place with no consideration, thought or concerns for the detrimental impacts it has on the immediate neighbours and neighbourhood in general;
- (l) The dog grooming use would be likely to generate noise and odour nuisances. We have already noticed additional dog barking at the application property and this would increase to intolerable levels if permission were to be granted;
- (m) Environmental concerns about chemical usage and waste disposal;
- (n) The unapproved shop sign being displayed on the front elevation of the building is large, colourful (bright pink) bright and immediately next to No.31. It is not suitable in a residential area. [Officer Note: *this non-illuminated sign does not need planning advertisement consent since it benefits from ‘deemed consent’ under the Planning Advertisement Regulations*];
- (o) The suggested imposition of a Personal User condition is inadequate to control the cessation of the grooming salon in the future since it is too vague and does not prevent other commercial uses being undertaken by the applicants;
- (p) Other conditions suggested by the applicants, such as to control the days and hours of use of the grooming salon to reduce impacts upon neighbours would be difficult to enforce. Who would ensure that the applicant keeps to these? Businesses can change and grow and more days and hours might be added;
- (q) Loss of property values/potential difficulty selling neighbouring properties [Officer Note: *these are matters specifically excluded from consideration with planning applications by long-standing Government guidance*].

Policy and Determining Issues

12. The property lies within the Farnborough Urban Area and Policies SS2 (Spatial Strategy), IN2 (Transport), DE10 (Pollution) and DE1 Criterion c. (Design in the Built Environment : impacts upon existing and/or adjacent users) of the adopted Rushmoor Local Plan (2014-2032) are relevant.
13. Although the physical works involved in removing the garage door and installing windows and a door did not require planning permission, the use of the garage for any non-parking purpose(s) requires planning permission on account of Condition (No.3) on the 1997 planning permission (97/00283/FUL) for the garage, which requires that it be used and retained at all times only for the parking of vehicles ancillary and incidental to the residential use of No.29 West Heath Road. The reason for the imposition of this condition was *“To preserve the amenities of the neighbourhood and ensure the provision of off-street parking facilities.”*
14. As previously noted, planning permission is not required for the display of plastic flowers in planting troughs to the front of No.29. Furthermore, Advertisement Consent is not required for the display of the advertising sign attached to the front elevation of the grooming salon building.
15. The long-standing planning use of the application property including the detached garage is as a Use Class C3 dwellinghouse. C3 residential use covers a wide range and variety of possible scales, intensities, and characters of residential occupation. This could range from a dwelling occupied by a single person living on their own all the way to a dwelling occupied by a much more active larger household, that would be likely to generate considerably more activity and noise impacting their neighbours and the locality in general. Furthermore, in land use planning terms, no distinction is made within the residential Use Classes about the type of tenure of dwellings and the identity, age, lifestyle, character, health, abilities, and behaviour of residents. No planning permission is required when there is a change in the single household occupation of C3 residential properties, or just changes in the behaviour of occupiers of such properties, even though this can and does have profound adverse impacts upon neighbours. In considering the actual or potential harm that would or could arise from the application proposals it is therefore necessary for the Council to assess this within the context of what could happen without the need for planning permission; indeed, to consider any impacts through the lens of the wide range of impacts that can and do arise from conventional C3 occupation of residential property.
16. Planning permission is not automatically required for the running of a business from a residential property. In any case presented, it is necessary for the Council to consider whether or not, as a matter of fact and degree, the scale and nature of any business activity undertaken at residential property triggers a material change in the planning use of the property in question away from C3 use to a mixed residential and commercial use. This is a matter of judgement for the Council on the circumstances of each individual case encountered. It is also conceivable that, should circumstances concerning the business activity change with time, it is entirely possible that the judgement of whether or not a change of use has taken place can change with time.
17. It is considered that the assessment of the current application must consider whether or not the reasons for the refusal of the previous planning application (23/00853/COUPP) would be overcome having regard to the suggested imposition of restrictive planning conditions, including a Personal User restriction, together with any observations

concerning the nature and impacts (if any) of the use since the dog grooming activity has commenced at No.29.

18. Paragraph 55 of the National Planning Policy Framework makes clear that planning conditions should be kept to a minimum, and, in respect of every condition under consideration, only used where they satisfy the following 6 tests:-

- a) necessary;
- b) relevant to planning;
- c) relevant to the development to be permitted;
- d) enforceable;
- e) precise; and
- f) reasonable in all other respects.

19. In respect of Personal User Conditions, Government Planning Practice Guidance [Paragraph: 015 Reference ID: 21a-015-20140306] states as follows:-

“Is it appropriate to use conditions to limit the benefits of the planning permission to a particular person or group of people?”

Planning permission usually runs with the land and it is rarely appropriate to provide otherwise. There may be exceptional occasions where development that would not normally be permitted may be justified on planning grounds because of who would benefit from the permission. For example, conditions limiting benefits to a particular class of people, such as new residential accommodation in the open countryside for agricultural or forestry workers, may be justified on the grounds that an applicant has successfully demonstrated an exceptional need.

A condition limiting the benefit of the permission to a company is inappropriate because its shares can be transferred to other persons without affecting the legal personality of the company.”

20. In this context, the main determining issues are considered to be the principle of the proposals, visual impact, impacts upon neighbours and highway considerations.

Commentary

1. Principle -

21. Prior to setting up the dog grooming salon at the application property, the applicant ran a dog grooming business from commercial premises within Farnborough Town Centre. Accordingly Policy SS2 was invoked in considering the previous refused planning application for the installation of a dog-grooming salon use at the application property. Policy SS2 sets out that proposed town centre uses, such as a Pet Grooming Salon (Use Class E), be preferentially located within Aldershot and Farnborough town centres in line with Policies SP1 and SP2; and, if, as proposed, they are to be re-located from the town centre, the applicant should have then followed a sequential approach to first consider moving to appropriate commercial premises within district or local neighbourhood shopping parades before being allowed to create new retail premises. Only if it were satisfactorily demonstrated that there were no suitable properties available in sequentially preferable locations should the use of accommodation at a residential property be considered acceptable in principle for commercial use. However, whilst this approach is

necessary to ensure that fully-fledged town centre businesses do not simply re-locate out of the town centre to non-retail properties in order to protect the overall retail function and vitality of the town centres, this policy cannot prevent town centre businesses closing or moving to existing retail premises outside of the town centre. Indeed, the requirements of Policy SS2 are not intended to, or should, be a barrier to business proprietors deciding (for whatever reason) to close down their business; or, if they wish to continue their business in a reduced manner in less expensive commercial premises; or, indeed, to drastically scale-down their business activity to more modest proportions or even retire.

22. It is evident that the scale and intensity of the dog grooming activity at No.29 is much reduced from that of their former town centre shop. It is considered that in many cases, the operation of dog grooming activity of the scale and intensity currently being run at No.29 may not be considered to amount to a material change of use away from residential use of the property. It is, for example, not unusual for small scale hairdressing salons run by a sole practitioner to take place from their own home without the need for planning permission – a type of commercial use that has obvious parallels with pet grooming. Furthermore, the applicant has indicated that they are prepared to accept the imposition of various conditions to restrict the hours of use and intensity of the dog grooming use.
23. The next matter of principle to consider in this case is therefore whether or not the nature and intensity of dog grooming activity at No.29 can be adequately and satisfactorily controlled with the use of planning conditions and, in particular, whether or not it is possible to prevent the creation of a self-contained commercial unit at the property that could, potentially, be used for some other more intensive purpose in the future that may give rise to other harmful impacts upon neighbours and/or establish an undesirable precedent for allowing other such commercial uses to emerge elsewhere within the Borough.
24. Whilst currently being operated by the applicant in a manner that could possibly be considered to be ancillary and incidental to the existing residential use and occupation of No.29, the dog grooming premises being operated at No.29 are physically detached and thereby conceivably self-containable from the residential use and occupation of No.29. It also commands its own street frontage onto West Heath Road physically and visually separate from the dwellinghouse at No.29. The works already undertaken to install brick walling, windows and a door in the former garage door opening, together with the display of an advertising sign have, in effect, resulted in the creation of a shopfront. Accordingly, unless adequate planning controls can be imposed, the operation of the dog grooming business has to be considered to amount to the creation of a self-contained commercial shop-type unit (Use Class E) and could, in future, be at risk of considered to be a separate 'planning unit'.
25. However, it is considered that the imposition of a Personal User restriction condition would enable the Council to allow the dog grooming use to continue, but prevent the creation of a separate commercial planning unit or set an undesirable precedent, having regard to the circumstances of the applicant. Having regard to Government guidance it is considered that there are sufficient exceptional circumstances to justify the imposition of a Personal User condition and that the 6 tests for acceptable conditions is passed. Such a condition would be worded as follows:-
26. *"The dog grooming use hereby permitted shall enure solely for the benefit of Miss Joanne Lipscombe (the applicant) and shall not enure for the benefit of the land. For the avoidance of any doubt, the dog grooming premises shall revert to domestic use ancillary*

to the residential occupation of No.29 West Heath Road in the event that the applicant ceases to occupy No.29 West Heath Road.”

27. It is considered that a further condition should also be imposed to restrict the nature of the use to dog grooming only:-

28. *“Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building(s) the use of the outbuilding annotated ‘X’ on the plans hereby approved shall be used solely as a dog grooming salon and for no other purpose(s) within Use Class E without the prior permission of the Local Planning Authority.”*

29. The following sections of this Report set out the consideration of other planning issues relevant to the consideration of the current application. However, subject to the imposition of the above conditions, it is considered that the continued use of the former garage building as a dog grooming salon would be acceptable in principle.

2. Visual Impact –

30. In this instance planning permission is required as a result of the dog grooming salon occupying a building originally constructed as a garage and subject to a planning condition restricting its use to car parking only. However it is considered that this change of use does not have any material and adverse visual impacts. In this respect, the actual physical works to infill the door opening of the former garage do not, in themselves, require planning permission and, in any event, are not considered to give rise to any material and harmful impacts upon the visual character and appearance of the area either. Similarly, albeit subject to a separate area of planning control, the advertisement sign does not require advertisement consent. Accordingly, notwithstanding the objections raised in terms of visual impacts, it is considered that the continued use of the former garage as a dog grooming salon is acceptable in visual terms.

3. Impacts on Neighbours –

31. Policy DE10 sets out that development will be permitted provided that it does not give rise to, or would be subject to, unacceptable levels of pollution, which includes noise. The dog grooming premises are immediately adjacent, and attached to, the garage at 31 West Heath Road. The application premises are also in proximity to the neighbouring property at 2 Blunden Road to the rear, albeit the occupiers of this particular neighbouring property have not commented in respect of the application.

32. Whilst objections have been raised that, in part, cite noise and smells arising from the grooming use as actual or potential concerns, it is not considered that the experience of the operation of the use to date has indicated a level of noise, smells, disturbance and activity that could give rise to a material concern sufficient to justify and sustain the refusal of planning permission. The applicant operates, and indicates that they intend to continue operating, the dog grooming on a low-key part-time basis working just four days a week between the hours of 10am and 4pm, with just 3 customer slots for each day. They indicate no plans to expand their workload or hours of working. They do not work on Sundays, Mondays, Thursdays and any Bank Holidays. There are no evening appointments. Dog grooming is undertaken by appointment only and no walk-in customers are accepted. Further, to minimise stress on dogs, which could cause barking, clients are required to drop-off and pick-up their pets only, and not to remain at the salon

during the grooming session. The grooming salon itself, is brick-built and has double-glazed windows capable of containing noise; and the grooming equipment comprises simply a grooming table, an electric bath with shower, a blaster/dryer and various hand grooming tools. No dangerous chemicals are used and the small quantity of waste that is generated is stored and collected fortnightly by a commercial waste contractor.

33. The Council's Environmental Health Team has raised no objections to the grooming salon on the basis that the use does not raise any significant environmental concerns. Dogs being groomed would not be left unattended and the business hours fall well within daytime hours. Environmental Health has no existing record of any nuisance complaints and advise that, should any complaints be received in the future in this respect, the provisions of the Environmental Protection Act give them the authority and remit to investigate and take any action required to remedy any undue nuisance.
34. From the Planning perspective, it is also considered pertinent to put any actual nuisance or concerns for potential nuisance into the appropriate context. Planning legislation can neither legislate for, nor regulate, the behaviour of people in and around residential property in all its infinite variety. In this respect it is conceivable that any of the potential amenity impacts of the proposed use of concern to neighbours in this case can and often do arise as a result of conventional residential occupation and, as such, are not subject to Planning control. It is not unusual for occupiers of residential properties to have pets, including dogs; and also quite normal for households to receive visitors and deliveries throughout the day and into the evening throughout the week giving rise to a degree of activity to and from the property. This context is important when considering whether or not material planning harm would arise as a result of the operation of the dog grooming salon.
35. Subject to the imposition of a condition to require the applicant to operate the dog grooming business in accordance with the operational details they indicate in the submitted Supporting Statement, it is considered that any environmental nuisance impacts would be marginal and, therefore, in planning terms, not give rise to material and undue additional harm to the residential amenities of neighbours over and above what is already possible and unavoidable due to residential occupation.

4. Highway Considerations –

36. The Highway Authority (Hampshire County Council : HCC) has maintained no highway objections to the proposals.
37. No on-street parking is possible on West Heath Road due to double-yellow lines and street parking in Blunden Road nearby is limited. The application property is able to provide a pair of on-site parking spaces from West Heath Road, being the existing forecourt spaces for the former garage now being used for dog grooming. It is considered that these are sufficient to serve the dog grooming use and no material undue highway safety or convenience issues have been brought to the attention of either this Council or HCC concerning the continued use of these parking spaces or, indeed, any significant overspill on-street parking in the vicinity arising from the dog grooming use.
38. The previous planning application was, in part, refused over concerns that the dog grooming use effectively removed parking that should be retained for the use of the residential occupiers of No.29. However it has since been established that neither current occupiers of No.29 (the applicant and their mother) own a car or, indeed, even have

driving licences. Nevertheless, whilst the inadequacy of parking provision was a concern with the previous application on the basis that the proposals could, possibly, result in the formation of a permanent self-contained commercial use severed from the residential use of No.29, it is considered that this issue is resolved through the imposition of the suggested conditions previously set out in this report, most especially the personal user restriction. In addition it is considered appropriate to impose a further condition requiring the retention of the two existing forecourt space at all times for parking purposes.

39. On this basis it is considered that the dog grooming use is acceptable in highways terms.

40. **Conclusions** – It is considered that, subject to the imposition of the suggested planning conditions, including use of a personal user restriction, the Council's previous concerns about the dog grooming use are satisfactorily addressed and that the continued use of the former garage for dog grooming use is now acceptable in principle, visual and highway terms. Furthermore, subject to imposition of conditions, the dog grooming use would be rendered sufficiently low-key in nature and intensity of operation such that no material and harmful impacts upon the amenities of occupiers of adjoining and nearby residential properties would arise. The current proposals are therefore acceptable having regard to Policies SS2, DE1, DE10 and IN2 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

1. The dog grooming use hereby permitted shall enure solely for the benefit of Miss Joanne Lipscombe (the applicant) and shall not enure for the benefit of the land. For the avoidance of any doubt, the dog grooming premises shall revert to domestic use ancillary to the residential occupation of No.29 West Heath Road in the event that the applicant ceases to occupy No.29 West Heath Road.

Reason – This permission is granted, exceptionally, having regard to the personal circumstances of the applicant, in the interests of the amenities of the area and, for the avoidance of any doubt, to specify that this permission does not establish a separate commercial planning unit at the application property.

2. The permission hereby granted shall be in accordance with the following approved drawings and documents:

Reason - To ensure the development is implemented in accordance with the permission granted.

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building(s) the use of the outbuilding annotated 'X' on the plans hereby approved shall be used solely as a dog grooming salon and for no other purpose(s) within Use Class E without the prior permission of the Local Planning Authority.

Reason – This permission is granted, exceptionally, having regard to the personal circumstances of the applicant, in the interests of the amenities of the area.

4. The existing parking spaces to the front of the outbuilding annotated 'X' on the plans hereby approved shall be used only for the parking of private motor vehicles ancillary and incidental to the residential use of occupiers and/or visitors to No.29 West Heath Road and/or the dog grooming salon use hereby permitted. These spaces shall be kept available at all times for parking and shall not be used for the storage of caravans, boats or trailers.

Reason - To safeguard residential amenity and ensure the retention and availability of adequate off-street parking.

5. The dog grooming use hereby permitted shall at all times be operated in accordance with the operational details in this respect set out in the submitted Supporting Statement hereby permitted.

Reason - In the interests of the amenities of occupiers of adjoining and nearby residential property.

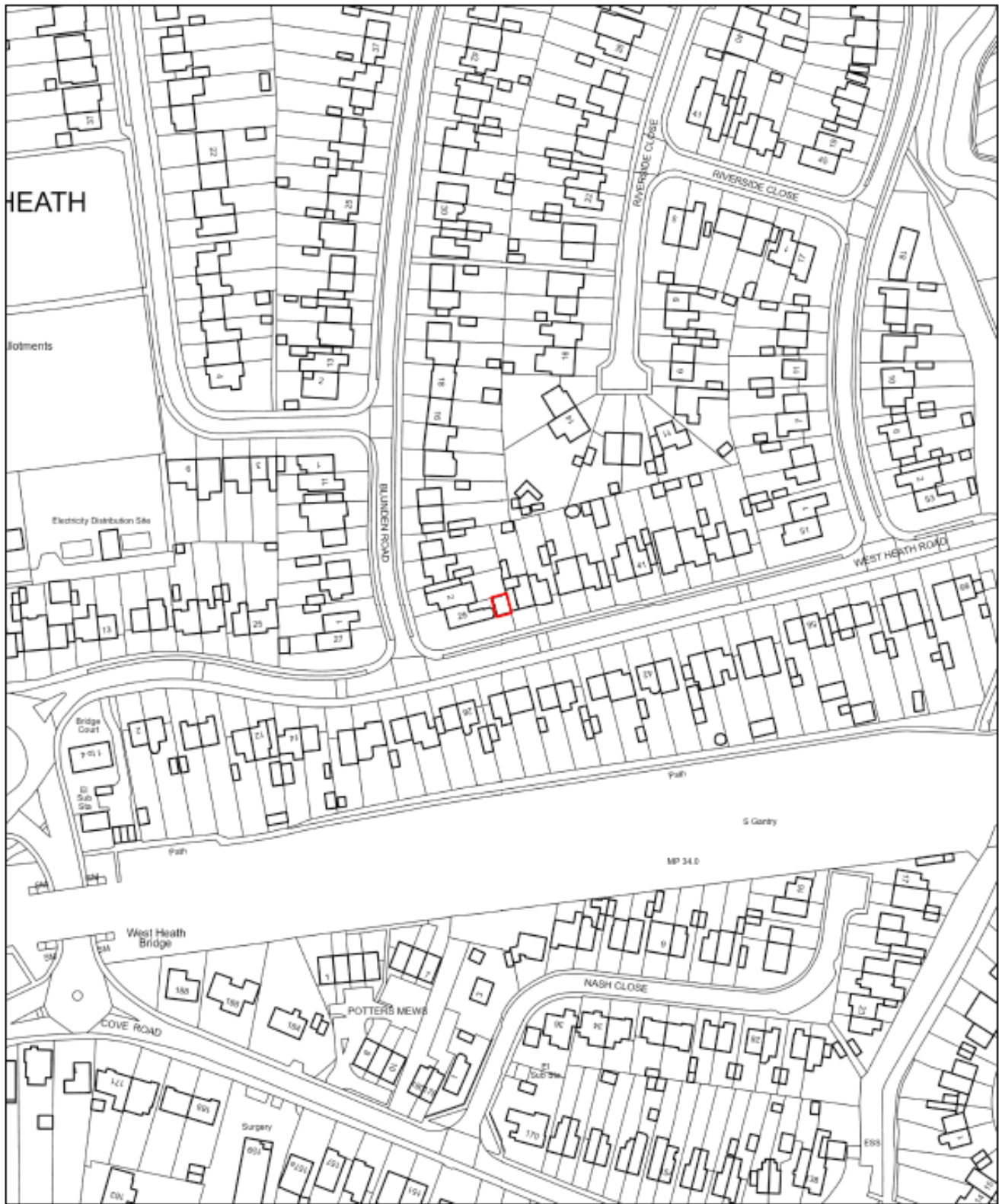
Informatives

1. INFORMATIVE - The Council has granted permission because:-


It is considered that, subject to the imposition of the suggested planning conditions, including use of a personal user restriction, the Council's previous concerns about the dog grooming use are satisfactorily addressed and that the continued use of the former garage for dog grooming use is now acceptable in principle, visual and highway terms. Furthermore, subject to imposition of conditions, the dog grooming use would be rendered sufficiently low-key in nature and intensity of operation such that no material and harmful impacts upon the amenities of occupiers of adjoining and nearby residential properties would arise. The current proposals are therefore acceptable having regard to Policies SS2, DE1, DE10 and IN2 of the adopted Rushmoor Local Plan (2014-2032).

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

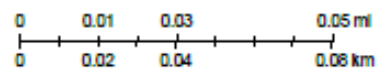
2. INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

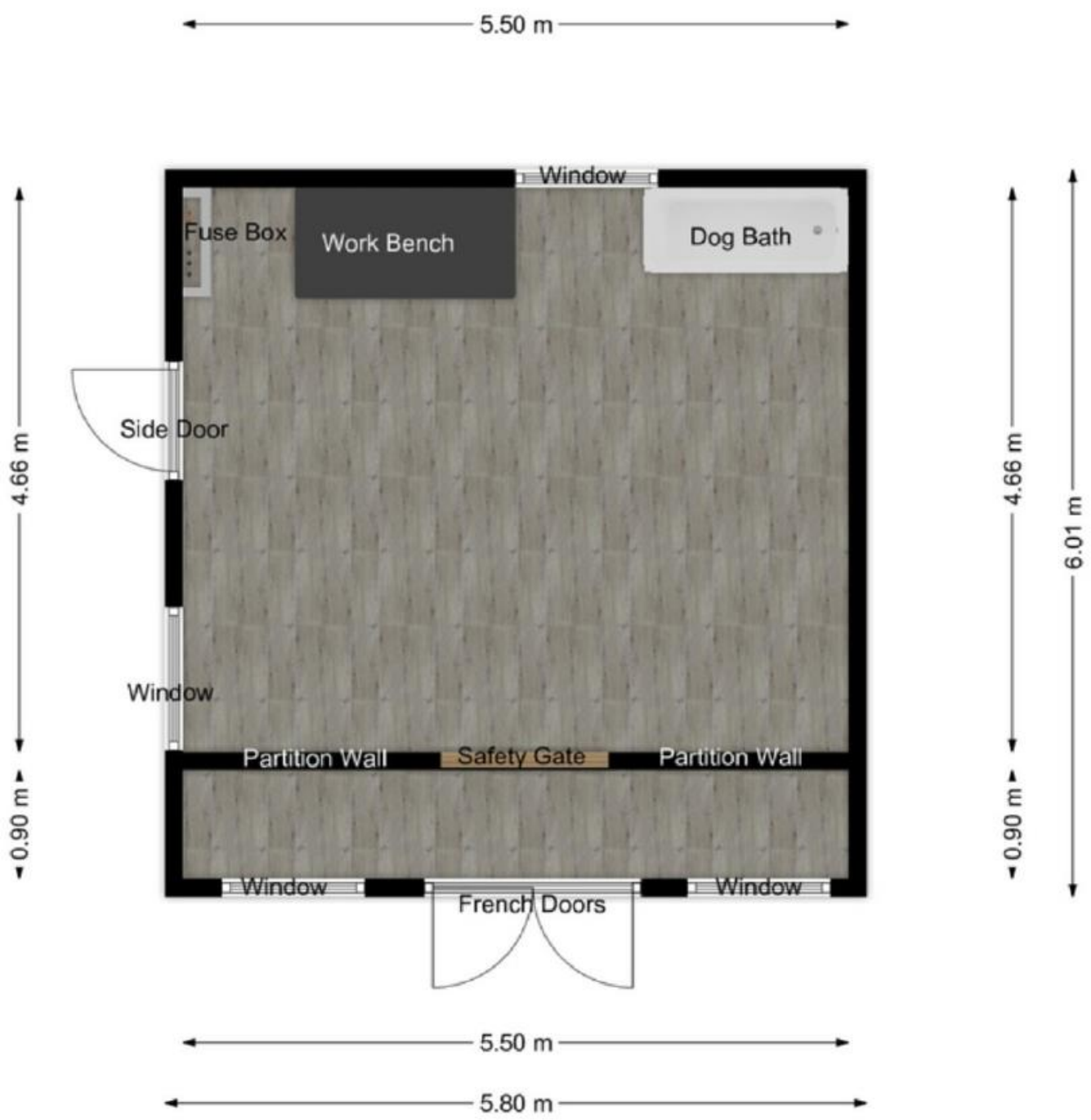


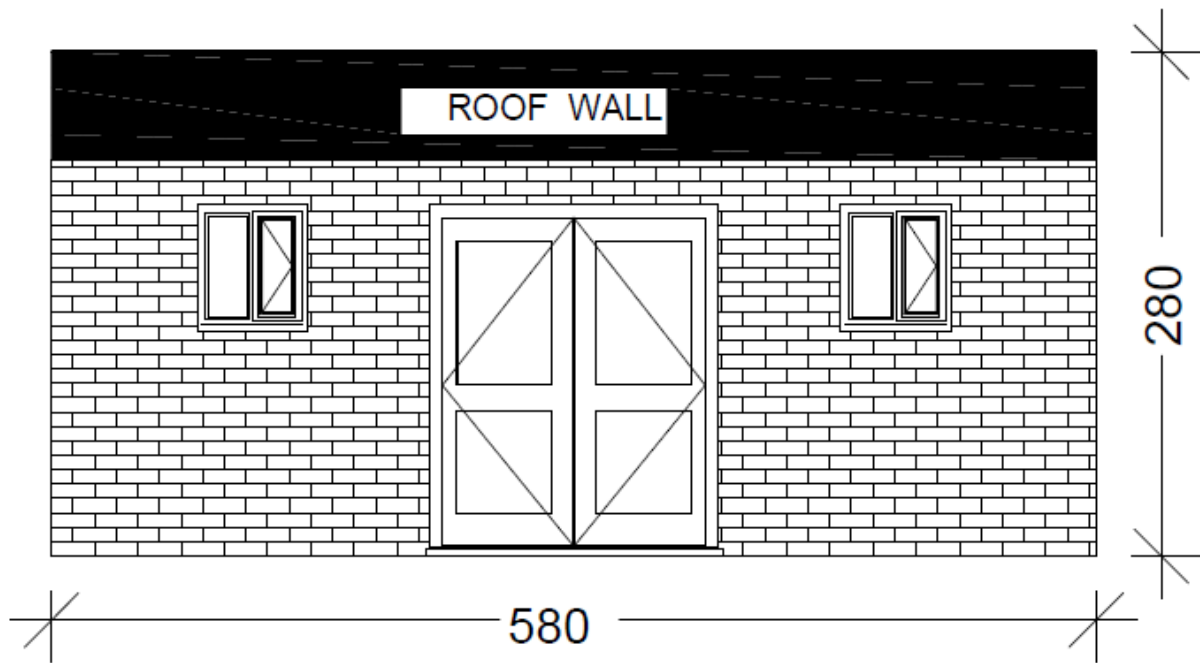
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 Planning Application

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LEGEND		
	Dimension	Sill Height
Window	61cm x 70cm	125cm
Door	160cm x 195cm	-

