

Planning statement - 12 Whiterow Park

This application seeks consent for the change of use of an existing garden cabin to operate as a small, appointment-only dog grooming salon. I, the applicant am an established self-employed dog groomer currently working at a salon in Trowbridge, which is due to close. The proposed use of the cabin will allow me to continue the business by relocating it to my residential property.

The proposed use will operate on a very small scale, with a maximum of three clients per day, strictly by appointment, between the hours of 09:00 and 17:00, Monday to Friday. Clients will drop off their dogs and return to collect them once grooming is complete. The property benefits from off-road parking, ensuring that client visits will not generate on-street parking demand or cause obstruction to neighbouring properties.

The existing cabin is well-suited to the proposed use. It is constructed with insulated walls, roof, and floor, and fitted with double-glazed windows. Heating will be provided during winter months and air conditioning during the summer, enabling the doors to remain closed as far as practicable. These measures will minimise any potential noise emissions associated with the grooming activity. In addition, I will not accept dogs known to be excessively noisy, further ensuring that the use does not give rise to noise disturbance.

Given the small scale of the business, the limited number of daily appointments, and the mitigation measures in place, the proposed use is considered to have no adverse impact on the peace and comfort of neighbouring residents or the character of the surrounding area. The development represents an appropriate and sustainable home-based business that supports local employment and continuity of an existing service within the community.

Accordingly, the proposal is considered to comply with relevant planning policies and is respectfully submitted for approval.