

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00123
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	9 Bramley Close, Warminster, BA12 8TJ
DEVELOPMENT DESCRIPTION:	Change of use in relation to the summer house section of the existing structure to be used as a one-to-one dog grooming salon.
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

9 Bramley Close (the 'site') is a residential property adjoining the western aspect of Bramley Close, a modern suburban cul-de-sac situated towards the northwestern periphery of Warminster (designated a Market Town in the Core Strategy).

The site is occupied by a two-storey house, its associated outbuilding and amenity space. The proposal specifically relates to the change of use of part of the outbuilding. The outbuilding is a single-storey flat roof structure constructed in 2020 in accordance with the provisions of Schedule 2, Part 1, Class E permitted development rights. Its external materials palette comprises horizontal grey panel walling, a single ply membrane roof and dark grey uPVC framed windows and doors. The property features a garden side access.

In terms of immediate surroundings, the site adjoins residential development to the north, south and west and the playing fields of Warminster School to the east.

The application site is subject to the following planning policy designations/constraints:

- The rear site boundary adjoins the Warminster Conservation Area.
- Bramley Close (the highway specifically) falls within Flood Zone 2.
- The outbuilding falls within an area at low risk of flooding from surface water sources.
- The site falls within an area susceptible to groundwater flooding.

PROPOSAL

The proposal seeks the change of use of a 4.5sqm section of the existing outbuilding to be used as a dog grooming salon. Appeal decisions have established that dog salons typically constitute either a Class E (commercial, business and service) use or, due to their more unique noise and other impacts, a *sui generis* use. Further detail on the nature of the proposed use is set out in the applicant's Planning Statement and is summarised below:

- Operating hours: 08:30-17:30, initially 3 days a week, with potential to increase to 5.
- One-to-one grooming only, with 1-3 dogs per day and no dogs held in crates.
- Customer access via existing gated side entrance.
- Two on-site parking spaces allocated to the salon use.

- A collection/drop-off service will be offered.
- Many customers are expected to walk, limiting traffic.
- All business waste will be removed by the applicant.
- No external alterations or advertisements proposed.

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
W/86/01481/FUL	Residential	Approved	25/11/1987
W/89/00732/FUL	Minor amendments to existing approved housing layout	Approved	13/06/1989

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004

Development Plan:

- Wiltshire Core Strategy (Adopted January 2015):
 - Core Policy 1 Settlement strategy
 - Core Policy 2: Delivery strategy
 - Core Policy 31: Warminster community area
 - Core Policy 34: Additional employment land
 - Core Policy 57: Ensuring high quality design and place shaping.
 - Core Policy 61: Transport and new development
 - Core Policy 64: Demand management
- Warminster Neighbourhood Plan 2015/2026 (Made November 2016):
 - Policy L1: Design

Material Considerations (Policy):

National Planning Policy Framework (NPPF) December 2024

- Section 2. Achieving sustainable development
- Section 6. Building a strong, competitive economy
- Section 9. Promoting sustainable transport
- Section 12. Achieving well-designed places

Wiltshire Local Plan Submission Draft 2020-2038 (Regulation 24): The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed shall be made by the elected members in May (2026). The following draft policies have been reviewed as part of this application:

- Policy 1: Settlement strategy

- Policy 2: Delivery strategy
- Policy 58: Warminster market town
- Policy 64: Additional employment land
- Policy 71: Transport and new development
- Policy 73: Transport: demand management
- Policy 98: Ensuring high quality design and place shaping.

Material Considerations (Guidance):

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)

CONSULTATION RESPONSES

Warminster Town Council: No objection.

Wiltshire Council Highways: No objection, subject to a condition regulating hours of operation, intensity of use, and associated operational logistics (see condition 4). The proposal would result in only a modest increase in vehicle movements, and that adequate on-site parking is available to accommodate clients.

Wiltshire Council Public Protection:

- **Noise:** No objection, subject to conditions relating to keeping doors and windows closed, restricting the use of the building and restricting operational hours (see conditions 3, 4 and 7)
- **Contaminated land:** No comments
- **Air quality:** No comments
- **Odour:** No comments
- **Light:** No comments

REPRESENTATIONS

No third party comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Principle of development
- Neighbouring amenity
- Transport
- Other matters

Principle of Development

Core Policy 1 establishes the settlement hierarchy for Wiltshire and the scale of development appropriate for each settlement category.

Core Policy 2 makes provision for 178ha of employment land to be delivered over the plan period which comprises the various allocations set out in the community area policies. It also states that there is a presumption in favour of sustainable development within the limits of Market Towns.

Core Policy 31 establishes the spatial strategy for the Warminster Community Area and allocates 6ha of employment land at the West Warminster Urban Extension. It identifies that Warminster is a market town and the focus for development in the area.

Core Policy 34 states that proposals for employment development (use classes B1 [now E(g)], B2 and B8) are supported within Market Towns. The policy continues that such development must be in the right location and support the strategy, role and function of the settlement to which they relate.

The above policies are broadly echoed by draft Policies 1, 2, 58 and 64, albeit these draft policies merit very limited weight as the examination of the emerging Wiltshire Local Plan has been paused.

The proposal is for a class E/sui generis use and is located within the built-up area of a Market Town where there is a presumption in favour of such development, though as mentioned, it must be in the right location. Due to the sometimes more disruptive nature of dog-focused commercial, business and service operations, they are less suited to quiet suburban areas. However, in this case, the proposed use is of a very small scale and is ancillary to the primary residential use of the host dwelling. Given this, the proposal is considered to be in the right location and to support Wiltshire's settlement and delivery strategies.

Accordingly, it is considered that the principle of development is acceptable in this location, subject to appropriate and reasonable control measures necessary to ensure the use is compatible with its residential context (addressed below). The proposal therefore complies with Core Policies 1, 2, 31 and 34 and the corresponding draft policies.

Neighbouring Amenity

Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources. This requirement is carried forward in draft Policy 98.

Neighbourhood Plan Policy L1 encourages development to reflect the principles outlined in Building for Life 12. This document has since been replaced by Building for a Healthy Life which makes some recommendations in relation to residential amenity, though none are applicable to this application.

As noted above, dog-related businesses can generate noise and activity that may adversely affect the amenity of a quiet suburban location such as Bramley Close. However, following an assessment of this proposal, the Council's Public Protection Team concluded that, given the very small scale of the proposed operation and the mitigation measures outlined in the applicant's Planning Statement, the proposal would be acceptable within its residential setting, subject to conditions controlling the use, the opening hours, the number of dogs on site at any one time, and noise protection measures (see Conditions 3-8).

It should be noted that the request made by the consultee has been varied by DM officers since there is no substantive reason why Saturday working would be unacceptable. A condition to restrict the number of dogs associated to the business is also required, but this should be worded to cover the potential of one dog having its groom finished and the next groom appointment arriving.

Having regard to the above, the proposal is compatible with the surrounding development and achieves an acceptable standard of residential amenity in accordance with Core Policy 57(vii).

Transport

Core Policy 61 states that development should promote sustainable transport, achieve safe and suitable access and have an acceptable impact on the local highway network. This requirement is echoed in draft Policy 71.

Core Policy 64 requires that development proposals comply with parking standards set out in the Local Transport Plan. This requirement is carried forward in draft Policy 73.

Having regard to the Highways Department's comments, it is considered that the proposal would generate limited and acceptable levels of movement and that the site and street benefits from sufficient levels of parking to facilitate the development. Moreover, the site is situated in a highly sustainable location near the centre of a market town. In this capacity, the proposal would tacitly support sustainable modes of transport including walking and public transport.

The proposal is therefore considered to be acceptable, subject to the application of the condition recommended by the Highways Department (see condition 4). The proposal therefore complies with Core Policies 61 and 64 and draft Policies 71 and 73.

Other Matters

The site and/or its access are subject to low-medium levels of flood risk from river, surface water and groundwater sources. As a change of use from a more vulnerable to a less vulnerable use and having regard to the very small-scale nature of the proposal, it would not

increase the risk of flooding to people or property, nor would it increase the risk of flooding on-site or elsewhere.

CONCLUSION

Having regard to the sustainable location, very small scale and the appropriate operational control measures of the proposed dog grooming salon, in addition to the acceptable parking provision, the proposal is considered to be acceptable in respect of principle, neighbouring amenity, transport and all other matters. It therefore complies with the aforementioned sections and policies of the Wiltshire Core Strategy, emerging Wiltshire Local Plan, Warminster Neighbourhood Plan, NPPF and the Wiltshire Design Guide. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - Location Plan, ref. PP-14598287v1
 - Proposed Site Plan, dated 06/01/2026
 - Proposed Floor Plan (*Plan showing section of existing structure which is being proposed for change of use*)
 - Drainage Plan, dated 07/01/2026
 - Planning Statement

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby approved shall be used as a dog grooming business and for ancillary purposes associated to the main dwellinghouse.

REASON: To define the terms of the permission in the interests of neighbour amenity and highway safety.

4. The use hereby approved shall only take place between the hours of 08:30 to 17:30 from Mondays to Saturdays. The use shall not take place at any time on Sundays and Bank or Public Holidays.

REASON: To maintain appropriate levels of amenity in accordance with Core Policy 57.

5. There shall be no more than 2 dogs associated with the hereby approved development at any one time.

REASON: To maintain appropriate levels of amenity in accordance with Core Policy 57.

6. The development hereby approved shall not be used for overnight kennelling.

REASON: To maintain appropriate levels of amenity in accordance with Core Policy 57.

7. Doors and windows of the hereby approved dog grooming salon shall be kept closed when any associated mechanical equipment is used, except for access and egress.

REASON: To maintain appropriate levels of amenity in accordance with Core Policy 57.