

Planning Supporting Statement

Property: 8 Waterside Park, Devizes, SN10 2TG

Proposal: Change of use of part of the existing integral garage to a small home-based dog grooming business

1. Introduction

This supporting statement accompanies the planning application for the proposed use of part of the existing integral garage at 8 Waterside Park, Devizes, as a small-scale, home-based dog grooming business.

The proposal involves the internal use of approximately two-thirds of the existing garage to provide a dedicated dog grooming room. The remaining approximately one-third of the garage will remain in normal domestic use for storage.

No extension, enlargement or external alteration to the property is proposed. The existing footprint, roof, garage door and external appearance of the property will remain unchanged.

The property will continue to function primarily as a private residential dwelling, with the proposed business use occupying only a small part of the existing garage.

2. Nature and Scale of the Business

The proposed business will provide dog grooming services, including washing, drying, clipping and general grooming of domestic dogs.

The business will operate on a small-scale, appointment-only basis and will be operated solely by the applicant. There will be no employees or other staff attending the property.

Only one dog will be groomed at any one time. There will be no dog boarding, daycare, breeding or other commercial animal activities at the property.

Approximately 2–4 dogs are expected to attend on an operating day. Appointments will be pre-booked and arranged on a one-in, one-out basis, with gaps between appointments to avoid overlapping customers and minimise vehicle movements and potential disturbance.

There will be no walk-in trade or customer waiting area.

3. Proposed Internal Layout

The existing integral garage measures approximately 2.38m x 5.25m, providing approximately 12.5 square metres of floor area.

Approximately two-thirds of the garage will be used as the grooming room. The proposed grooming area will measure approximately 2.38m x 3.5m, providing approximately 8.33 square metres of floor space.

The remaining approximately 4.17 square metres at the front of the garage will remain in domestic use for storage. An internal stud partition will separate the grooming room from the storage area.

No other rooms within the dwelling will be used for the business.

4. External Appearance and Access

No external alterations or extensions are proposed.

The existing garage door will remain unchanged and will not be altered or replaced as part of the proposal. The existing footprint and appearance of the property will therefore remain the same.

Customers will access the grooming room via the existing side gate from the garden. No new access or external hardstanding is proposed.

The property will continue to appear primarily as a private residential dwelling.

5. Operating Hours and Customer Visits

The proposed operating hours are:

- **Monday to Friday:** 9:00am–5:00pm
- **Every other Saturday:** 9:00am–2:00pm

On weeks when the business operates on a Saturday, one weekday will be taken as a non-operating day. This means that the Saturday is not an additional working day on top of the normal weekday operation.

No early morning, evening or late-night operations are proposed.

The anticipated level of activity is approximately 2–4 dogs per operating day. Appointments will be spaced to prevent customers and dogs from overlapping.

6. Parking and Traffic

Customers will use the property's existing private driveway for parking. The driveway has capacity for approximately three vehicles.

Only one customer vehicle is expected at the property at any one time, leaving the remaining driveway capacity available for the occupants of the dwelling.

No customer parking on neighbouring streets is anticipated and no commercial delivery vehicles are expected in connection with the proposed business.

The proposal is therefore expected to result in only a limited increase in vehicle movements associated with the existing residential use.

7. Noise and Disturbance

The business is intended to operate at a small scale and in a manner that minimises potential disturbance to neighbouring properties.

Only one dog will be groomed at any one time, reducing the likelihood of prolonged or overlapping barking and other animal noise.

The new internal stud partition will incorporate acoustic insulation, including high-density acoustic mineral wool within the stud cavity and acoustic/insulated plasterboard where appropriate. Gaps and junctions will be sealed carefully to reduce sound transmission.

Appointments will be scheduled with gaps between them, further reducing the likelihood of continuous activity or disturbance.

No significant or continuous source of commercial noise is anticipated.

8. Hygiene, Ventilation and Waste

The grooming area will be cleaned after each appointment and appropriately ventilated.

Normal dog-grooming products will be used and the grooming process is not expected to generate significant odour.

Hair and other waste generated by the business will be minimal and disposed of appropriately through normal domestic waste arrangements.

9. Advertising and Signage

Advertising will primarily be undertaken online and through social media.

The property address will not be publicly promoted online.

No illuminated, prominent or externally mounted commercial signage is proposed. There will therefore be no significant visual change to the property or its residential character.

10. Overall Impact

The proposal is deliberately small-scale and intended to remain ancillary to the primary residential use of the property.

The business will occupy approximately 8.33 square metres within the existing integral garage, representing approximately two-thirds of the garage and approximately 8.2% of the property's stated total floor area.

The remainder of the garage and the rest of the dwelling will continue to be used for normal domestic purposes.

The limited number of appointments, one-dog-at-a-time operation, restricted hours, existing off-road parking, lack of employees, absence of retail activity, internal acoustic measures and absence of external alterations are intended to ensure that the proposal has a minimal impact on neighbouring properties and the surrounding residential area.

The property will remain primarily a private family home, with the proposed dog grooming business confined to a small section of the existing garage.

11. Pre-Application Advice

Pre-application advice was sought from Wiltshire Council regarding the proposed home-based dog grooming business. Information regarding the proposed scale and operation of the business was provided to the Council, including details of customer visits, operating hours, parking, floor space, noise mitigation and the proposed internal arrangement.

Following the pre-application process, the applicant was advised to submit a formal planning application for consideration.

12. Conclusion

The proposal makes use of an existing part of the property without extending or altering the external appearance of the building.

The business will remain small-scale, appointment-only and operated solely by the applicant. The proposed arrangements are intended to minimise noise, traffic, parking pressure and other potential impacts while retaining the property's established residential character.