﻿**22 Elsby Avenue**

**Thornton Cleveleys**

**Supporting statement for change of use from garage to dog grooming studio.**

The dog grooming studio would operate on an appointment only basis (no walk-ins allowed) over a 5 day period Tuesday to Saturday (inclusive).

We would aim to groom up to 3 dogs per day. Each dog takes an average of 90 minutes, dependent on the size, condition and needs.

The property benefits from a large double driveway that is easily accessed from the street and clients would be advised to utilise the parking provided to minimise disruption to other traffic.

Elsby Avenue is a continuation of Balmoral Place and they are a one way street. There are businesses at the end of Balmoral Place which are a restaurant and a takeaway. These lead to Thornton Village and the one way street is used as a way to exit the village.

We have been grooming dogs for Homeless Hounds (a dog charity), friends and family, without any charge, in our conservatory. This has not caused any issues and our neighbours seem unaware any extra traffic.

There are no changes visible from the front of the property. Dogs would arrive on the driveway and be led into the garage through the side gate. Dogs will be on leads or secured via a strap when in the bath or on a table at all times. The electrics will be certified to ensure it is compliant with regulations. The garage is insulated and sound-proofed but also set away from our neighbouring property. The neighbours closest to the garage are aware that we are hoping to set up a small groom business. They have not raised any concerns about this.