

# Planning / Design and Access Statement

Conversion of existing garage to dog grooming salon  
at  
18 Moor End Close, Edlesborough



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**MWT Architecture**  
4 Ashford Close, Aylesbury  
Bucks, HP21 9TW

14<sup>th</sup> September 2023

# 1 INTRODUCTION

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This Planning Statement accompanies a planning application for the conversion of an existing single garage to a dog grooming salon.

The purpose of the statement is to provide a summary of the rationale for the application so that the proposal may be clearly understood in terms of the principles that have informed the design process.

## **2 SITE APPRAISAL**

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### **Site Location/Description**

The property is a 3 bedroom semi-detached property located in Moor End Close which is off Moor End which adjoins the main High Street running through Edlesborough.

The house has a single garage to the side which has an internal width of 2.3m making it difficult to park modern cars within the garage.

### **History**

The current owners have lived in the house for 2.5 years and wish to convert the garage to allow the owners to set up a dog grooming business.

The planning history on the site is as follows:

Erection of single storey front extension – 90/SB/TP/0100

Householder application for single storey rear extension – 21/04118/APP

### **Transportation/Amenities**

The proposed business is intended to serve local dog owners and therefore it is hoped most will arrive by foot.

Any visitors arriving by car will be encouraged to park on the drive while dropping off their dogs although there is on street parking available in Moor End Close.

Only 1 customer will be arriving at a time.

### **3 DESIGN PROPOSAL**

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#### **Use**

The 3 bedroom dwelling will remain in residential use, the front half of the garage is proposed to be converted to a dog grooming salon.

The salon will have normal working hours of 9.30am until 5.00pm 5 days a week and 10.00am until 5.00am on a Saturday.

Only one dog will be dropped off at any one time with approx 4-5 dogs being groomed each day. It is hoped most people will walk to the site.

#### **Design/Materials**

The existing garage door will be replaced with a single entrance door and window with facing bricks below and above the window to match the main dwelling.

#### **Landscape/Parking**

The parking area to the front of the dwelling has been extended recently to provide 3 No parking spaces. No additional landscaping is proposed.

#### **Sustainability**

The proposal allows home working and will hopefully reduce car journeys for people in the local area to find a local dog grooming service within walking distance.

#### **Flooding**

The site is located within Flood Zone 1, no known flooding issues are known on the site.

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## **4 CONCLUSIONS**

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The proposal will make use of an existing garage and allow home working for the current owners.

The submitted application complies with all of the Local Plan policies as demonstrated in this statement. The proposal does not have any adverse impact on the amenities of occupants of neighbouring properties.