

Local Planning Authority details:



**DARLINGTON**  
Borough Council

**Economic Growth**

Town Hall, Darlington, DL1 5QT

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**Publication of applications on planning authority websites**

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

**FOR OFFICE USE ONLY**

Date: ..... / ..... / .....

Fee: .....

Receipt Number: .....

## Application for a Lawful Development Certificate for a Proposed Use or Development

### Town and Country Planning Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Ms

First name

Andrea

Surname

Webster

Company Name

### Address

Address line 1

25 Woodvale Road

Address line 2

Address line 3

Town/City

DARLINGTON

County

Country

United Kingdom

Postcode

DL3 8HA

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- Yes  
 No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- Yes  
 No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The land is currently part of the rear garden of the property. It is proposed to change the use of this part of the garden to a part time dog grooming business. The dog grooming business will be on a small scale, approximately 8-10 dogs per week, with the intention to start the business in spring/summer 2024. There will only be myself providing a grooming service for one dog at a time, or more than one dog from the same household. Hours of business are intended to be 9.30am to 4pm, Monday to Friday, over 2-3 days of the week. The business is intended to support a pension income and is not intended as a full time occupation. The business will start small scale, perhaps one or two dogs per week and develop the business over the following 18 months to an 8-10 dog a week business. It is intended to groom small to medium sized dogs, i.e. Bichon Frise, Shih Tzu, Tibetan Terrier, Cocker Spaniel, Toy/Miniature Poodle, Cockerpoo. I am a fully trained City & Guilds Level 3 Dog Groomer and intend to run a safe and environmentally friendly business with minimal impact on the neighbourhood.

A custom built dog grooming pod, ordered from Wepets Conversions (<http://www.wepetsconversions.co.uk/>) will be delivered and installed within the proposed section of the garden. The Pods are 2.2metres high at the front where the door is, sloping down to 2.1 metres high at the rear. The size of the pod will be 2.13 metres in depth and 2.44 metres in width, with an approximate area of 5.2 metres square. This is approximately 10% of the area of the garden.

The grooming pod is not a fixed structure, Wepets Conversions have provided the following information on their pods:

"Due to our G:room Pods height, size and portability they do not normally require planning permission, however it is always worth checking with the Council just to make sure. Benefits of our Pods regarding planning permission are the following:

- Our Pods are under 2.5m High - normally buildings 2.5m or above require Planning Permission.
- They are fully portable and do not require permanent footings.
- They are available in lots of sizes to ensure they do not take up over 50% of your garden which is a stipulation with planning permission."

The pod will contain a hydro-bath which uses a water recirculation system to reduce water usage, the outdoor hose pipe can be attached to the outside hose lock provided for the water supply. The pods are soundproof and insulated, completely self-contained and plug into the mains electric.

The pod will be delivered and craned over the garage roof into place in the garden, where it can be plugged into the utilities. The pod will be positioned against the boundary fence, which is 2 metres in height, and will partially cover the neighbours extension wall. Due to this position the pod will partially be obscured from view by the surrounding properties.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Currently the area of land forms part of the residential garden with patio slabs. It is intended to receive delivery of the dog grooming pod in spring/summer 2024, from April 2024 onwards depending on order placement and delivery times.

Has the proposal been started?

Yes

No

## Grounds for Application

### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The dog grooming business will be run on a small scale from my own property with minimal disturbance to neighbours. There are lots of dogs within this area of Darlington and it is intended for the business to attract local dogs rather than dogs from another area.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

Other

Other (please specify)

Private garden

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

Change of use

Is the proposed operation or use

Permanent

Temporary

If Temporary please give details

The business will be run for a period of 10-15 years to support a pension income. The dog grooming pod is not a permanent structure and will be sold and removed from the premises when the business closes.

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

There are no permanent structures as part of this business, the business will be on a small scale with minimal affect on the neighbourhood. There will be no structural amendments to the property and the pod will take up less than 10% of the garden.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No

## Interest in the Land

Please state the applicant's interest in the land

- Owner  
 Lessee  
 Occupier  
 Other

## Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Andrea Webster

Date

16/11/2023

