

**SUPPORTING DOCUMENTATION
FOR PROPOSED OUTBUILDING
AT 6 CORONATION PLACE, MAYFIELD, EH22 5AE**

PROPOSAL

Erection of a garden outbuilding in the self contained, fully enclosed back garden, via an entrance gate at the rear of the property.

The structure will comply with permitted development rights; be fully insulated, served by mains electric & metered, commercial water supply, with mains waste drainage – to be used as a studio for the purpose of self employment as a dog groomer. The premises will be registered with Lothian Joint Valuation Board as non-domestic.

OPERATING PROCEDURES

My longstanding existing clients from the Scottish Borders, Midlothian, Edinburgh and East Lothian have indicated they will continue using my services, and it is my intention to operate as I have done since 2008 – on an appointment-only highly personalised one-to-one basis. This means that each pet is groomed straight through from start to finish, with an allocated appointment slot generally 1 - 2 hours duration.

It is proposed that the studio would operate during normal business hours 9h00 – 18h00. I will offer a maximum of 4 appointments per day – 5 or occasionally 6 days per week. This amounts to a maximum of 24 appointments per week. Each appointment slot is between 1-2.5 hours, averaging 1hr50mins. There are break periods between appointments. Dogs are brought for their allocated appointment slots & collected immediately at the end of appointment slots; they are not held before or after appointments & are not crated.

NOISE ABATEMENT MEASURES

Each dog is held for the duration of its appointment only. There are no holding facilities. Clients are aware that dog minding prior to or after each allocated appointment slot is NOT provided. Based on my experience this is a highly effective bark elimination & noise management strategy, as it minimises contact between dogs from different households & dogs are much calmer than if crated or held for periods of time extending before or after grooming.

The noisiest piece of equipment used in a professional grooming setting is a high velocity dryer. High quality insulation & double glazing throughout the structure dampens sound to prevent it from disturbing neighbouring properties.

The siting of the structure is to the back of my property, adjacent to the rear gardens of both neighbouring properties, at least 5m away from the houses. The cul-de-sac is used for unallocated parking.

PARKING

Clients will park in unallocated on-street parking in the cul-de-sac off Langlaw Road (at the rear of my property) or on Coronation Street or Langlaw Road in unallocated on-street parking. There is only ever 1 client car parked for ~5-15 minutes pre- or post-appointment. This eliminates excessive demand for parking spaces.

WELFARE & HANDLING ETHOS

My specialism is grooming dogs who find grooming or husbandry/handling distressing and for whom a busy salon environment is unsuitable. Some have been referred on by other groomers, vets, trainers or existing clients. The husbandry/handling techniques I employ are force-free/consent based which are particularly effective in overcoming these dogs' fears. I use science-based behaviour modification techniques and keep the environment relaxed, calm and as stress free as possible. Working at each dog's pace, rather than production line style to the clock, using proven low stress handling techniques is in itself a highly effective noise management strategy.

I work on my own, but occasionally enlist individual pet guardians to co-handle if it is likely to be advantageous for their pets (or them!)

Clients accompany their pets on leash to & from the studio for appointments. Dogs are only unleashed once they are securely within the fully enclosed studio area.

NEIGHBOUR LETTER

6 Coronation Place
Mayfield
EH22 5AE

5 January 2024

Dear neighbour

We moved to Mayfield on 24 November 2023. I am a professional dog groomer, an occupation I love and which has been my (self employed) livelihood since 2008. In both my previous properties in Stow, Scottish Borders & Rosewell, Midlothian I worked from purpose-built log cabins in my garden which served as my studios.

It is my goal to work from an outbuilding at this property too. The next step is to formally apply for planning permission, which includes consulting with neighbours. Consequently, the Council is likely to send you notification that an application has been submitted. As a courtesy prior to that though, I'd like to inform you as fully as possible how I operate and where necessary to allay any concerns you may have in this regard.

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The proposed building will be built to a high specification in compliance with permitted development rights and current building standards; fully insulated, with electric & water supply, mains waste drainage, commercially metered water, registered as non-domestic premises with Lothian Joint Valuation Board.

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I trust this communication addresses any concerns you may have about my plans. Below is a link to my Facebook business page which provides more information but if you have any questions or queries I've not addressed feel free to contact me by telephone or email.

MORE INFORMATION

Facebook page - <https://www.facebook.com/furrynuff/>

(The Facebook page has not been updated to reflect a move to Mayfield. This is intentional.)

CONTACT DETAILS

email



| Mobile:



Best regards

TRUDY ANDERSON

FEEDBACK FROM COUNCIL

Duty Planning Officer <dutyplanningofficer@midlothian.gov.uk>
Thu, 28 Sept, 17:33
to me

Good evening Trudy,

Thank you for your email.

I can confirm an application for planning permission would be required to erect an outbuilding to operate your dog grooming business at your new property.

Further advice on how to apply can be found here:

https://www.midlothian.gov.uk/info/200167/planning_applications/61/apply_for_planning_permission/2

Note - If the outbuilding does not exceed 50sqm, the site area would be calculated based on the site area. Providing the site area is less than 0.1hectare, the application fee would be £500.

I hope this is of assistance.

Kind regards,
Jade Macmillan (On behalf of duty officer)
Compliance Officer
Planning, Sustainable Growth and Investment Service
Place Directorate
Midlothian Council
Jade.Macmillan@midlothian.gov.uk

PROPOSED BUILDING

Avon Log Cabin
Approx **W3m x D2m** / W10' x D6'6"

Wall Thicknesses: 34mm, 45mm & 45mm

(Sizes shown are approximate & full sizes are shown in the product Specification)



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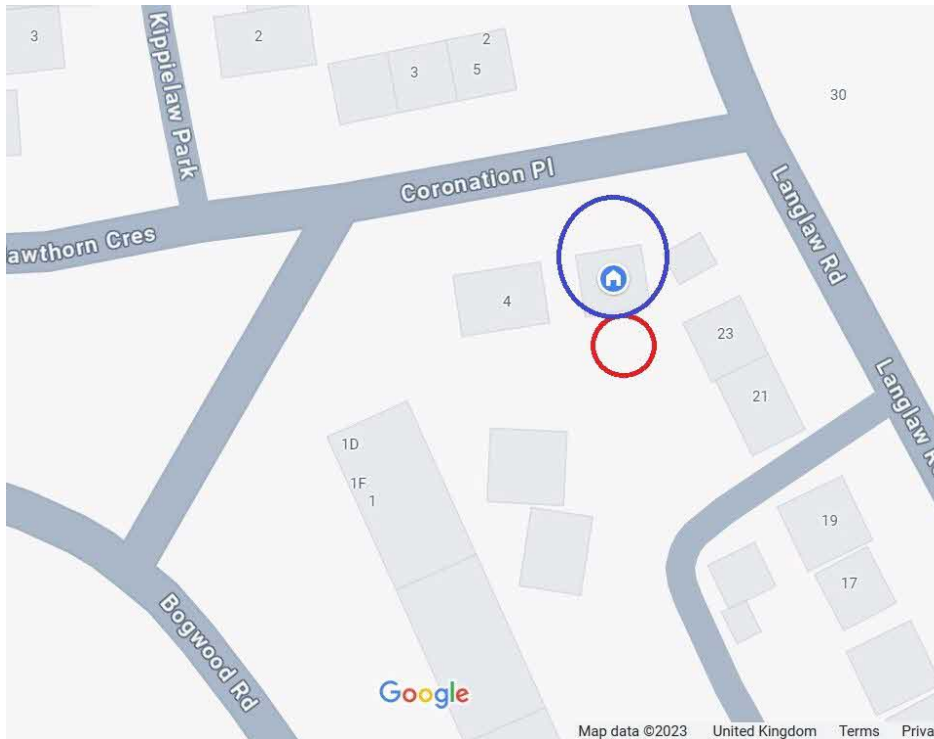
SPECIFICATIONS OF BUILDING & MANUFACTURER DETAILS

Avon Log Cabin Approx W3m x D2m / W10' x D6'6"

Specification For 45mm Wall Thickness (Double Glazed)

Please Note:	All sizes quoted are nominal
Wall Thickness:	45mm
Overall External Dimensions:	3.25m x 2.52m (10' 7" x 8' 3")
External Width:	2.99m (9' 9")
External Depth:	1.99m (6' 6")
Internal Width:	2.77m (9' 1")
Internal Depth:	1.77m (5' 9")
Internal Area (m ²):	4.90m ²
Ridge Height:	2.38m (7' 9")
Internal Eaves Height:	2.02m (6' 7")
Roof Overhang:	0.58m (1' 10")
Roof Thickness:	19mm Thick Tongue & Groove
Roof Covering Options:	None, Felt or Shingles
Wall U-Value (W/m ² k):	1.93 W/m ² K
Walls:	100% Slow-Grown Spruce
Building Style:	Strong Interlocking Tongue & Groove Logs
Floor Bearers:	Pressure Treated for Longevity
Floor Thickness:	19mm Thick Tongue & Groove
Door Locking System:	Industry Leading 4 Point Lock - 2 Cams, Latch & Hook Bolt
Door Height (including frame):	2.02m (6' 7")
Door Height (Walkthrough Height):	1.82m (5' 11")
Window Locking System:	Secure Multi-Point Locking with Espagnolettes
Door Width (Walkthrough Width):	Wide Opening 1.55m (5' 1")
Window Opening Size:	0.66m x 1.08m (2' 1" x 3' 6")
Glazing Material:	4mm Toughened Glass
Glazing Options:	24mm Double Glazing Included as Standard
Included as Standard:	Plastic Vents, Georgian Bars, Adjustable Storm Braces, Assembly Instructions and Fixings
Assembly Time:	1 - 2 Days. This time is an approximation, based on two people building the basic product with no added extras. Assembly time may vary with additional items such as roof shingles, or external circumstances like the weather.

LOCATION PLAN & CO-ORDINATES



6 coronation place, mayfield

Grid Reference
NT 34756 65450

Grid Reference (6 figure)
NT347654

X (Easting) , Y (Northing)
334756 , 665450

Latitude , Longitude (decimal)
55.877771 , -3.0443931

Latitude , Longitude (degs, mins, secs)
55°52'40"N , 003°02'40"W

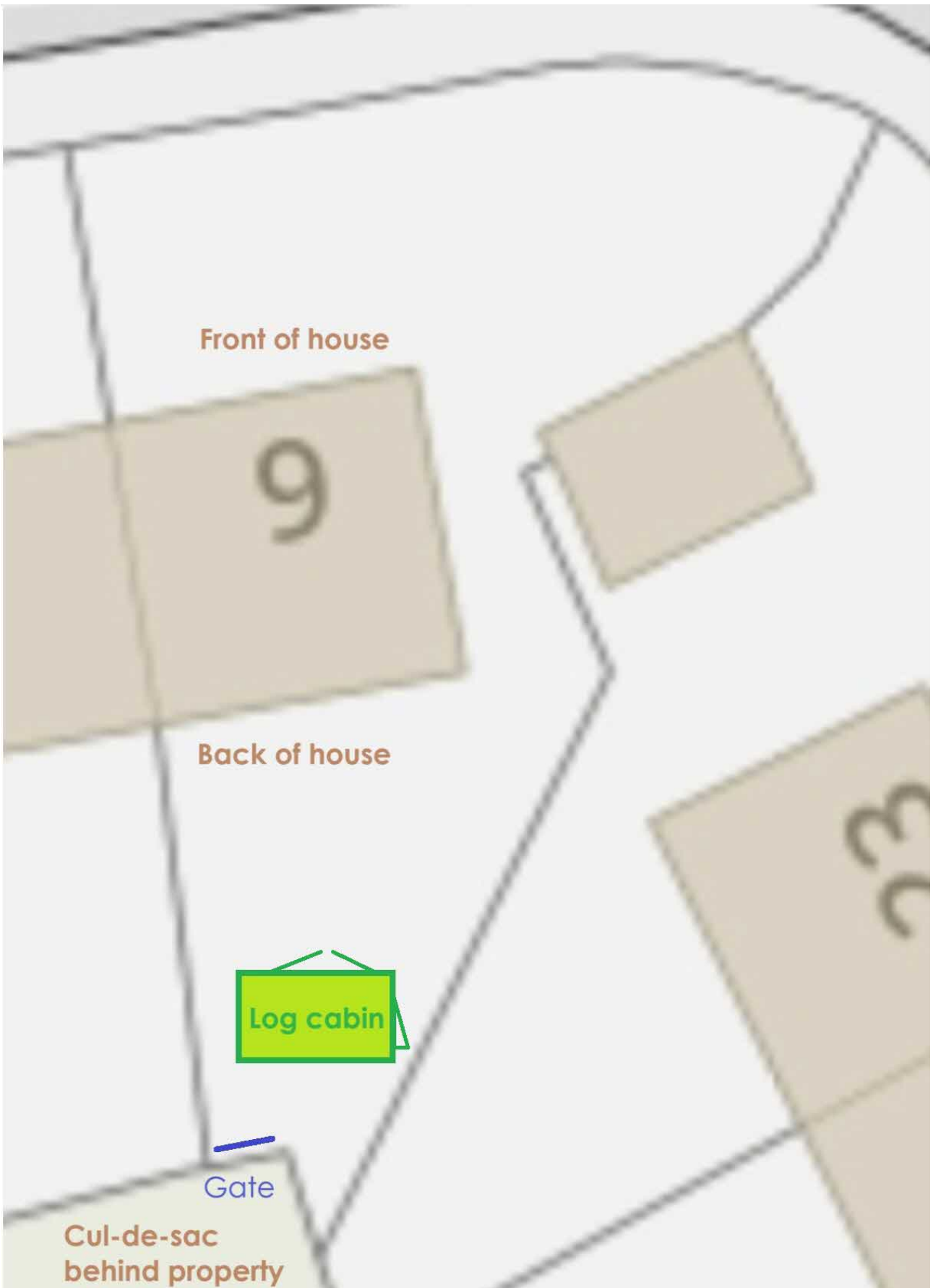
What3Words :
jabs.swordfish.graphics

Address (near) :
EH22 5AE

Postcode (nearest) :
EH22 5AE

Map data ©2023 United Kingdom Terms Privacy Send product feedback 10 m

SITE PLAN FOR LOG CABIN
(not to scale)



LAND REGISTER APPLICATION



SUDS ARRANGEMENTS

RAINWATER DRAINAGE

Guttering on roof with drainage into public drainage network.

SURFACE WATER DRAINAGE

RapidGrid Foundation System (available as an option from the manufacturer when purchasing the log cabin).

The Premium RapidGrid Foundation System is made up of weed control membrane and high quality, heavy-duty plastic grids. These grids interlock into one another for ease of placement and to help with the rigidity, creating strong support that will help spread the weight of the building. The cavities between the grids are filled with pea shingle stones or similar, which are already in place in the garden on the property.

The RapidGrid Foundations are designed to work in medium-firm ground conditions and are suitable for the majority of gardens.

A 3m x 2m building would need a base of approximately 3.2m x 2.2m.

