



CHRISTOPHER
COWLEY AND
ASSOCIATES

30 Providence Street, Greenhithe, Kent DA9 9AA

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Company no: 9730862 Vat no: 240673812

01/09/2023

House Duggan : Store and Utilities changed to Dog Grooming Room

No 8 Banky Meadow, Barming, Maidstone ME16 9JX

Project Information and Photos

The property is a 3 bedroom double storey detached house located on the corner of Banky Meadow and Maplesden Close. It has ample paved parking at the front which could comfortably accommodate 4 cars. It also has a double garage along the front right hand side boundary.

The owners herewith apply to change the use of the original single garage at the front left (which has since become the utilities/store) to a Dog Grooming Room for their home based business.

The Dog Grooming is a low impact activity. No dogs are held overnight, hence there is no added noise associated with this proposed activity. Clients make appointments over the phone or online and visits typically take anything from 20 to 90 minutes maximum.

There is ample on site and street parking available. At most 2-3 visitors are on site at the same time. This is mostly when the one appointment ends and the next one starts.

A dedicated side entrance with a paved path through the front garden, gives access to a waiting area at the rear and access is directly via a single door. Two chairs are provided for seating should someone have to wait.

The owner has previously run a similar business nearby for many years. No complaints were ever received from neighbours nor the council.

She provides a necessary service to people in the immediate vicinity and has a good reputation in the trade.

No overlooking issues or light interference etc is involved as no new building work is envisaged.



Front elevation as seen from Banky Meadow





Rear Elevation as seen from directly behind the double garage



The side entrance giving access to the Dog Grooming Room



Rear Elevations with the entrance and waiting area at the right hand side





View inside the Dog Grooming Room looking towards the side entrance



View inside the Dog Grooming Room looking at the entrance door at the rear



View inside the Dog Grooming Room looking towards the window at the front