

Planning Statement

In support of a full planning application for
The change of use of part of a domestic garage to dog grooming parlour

At

23 Leicester Avenue, Garstang PR3 1FH

Prepared and submitted by
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Introduction

The applicant seeks permission to change the use of half of domestic garage at 23 Leicester Avenue, which is semi-detached property. She has recently completed a course in dog grooming and seeks permission to operate such a business from her home address.

This is a small-scale business. She will be the only worker and will not employ any other staff. The bookings will be by appointment only, and so only one client will be on site at any one time.

Site

The site is a predominantly residential area, The domestic garage is to the front of the property, with a concrete drive which allows parking for up to three vehicles.

Use

The working hours will be seven days a week 8am-8pm with a maximum of 5 clients per day

Size and Scale

The area within the garage is 14.3 sq m

Materials

The only change will be to replace the current garage door with a personnel door, and the insertion of a window to the front of the garage, there will be an internal partition to separate the remaining garage and the dog grooming parlour

Principle of the development

The site is in an urban setting with good connectivity for people to use public transport or be on foot. The proposal is very small scale and is well contained in the residential curtilage.

Landscaping

No landscaping is proposed.

Access

Access will be gained from the existing access off Leicester Avenue. Clients arriving by car will be able to park on the existing driveway that serves the dwelling.

Sustainability Statement & Recycling & Climate Change Statement**Sustainability: -**

This statement outlines the impacts and benefits to the environments that will arise as part of the proposed development, highlighting any mitigation strategies proposed to reduce negative impacts of the development.

The proposal is the re use of an existing garage. Therefore, no environmental impacts of a new build

Climate Change: -

The statement explains how the development responds to the challenge of climate change through design, usage of resources and assets, water and energy efficiency measures, reuse, and recycling during construction and in the selection of materials.

The building already exists so there will be no impacts on climate change

Conclusion

The proposal would have no impact on residential amenity or highways, given the nature and scale of the operation, and is compliant with policy.