

DESIGN and ACCESS STATEMENT

The “Green Studio” Dog Grooming.

6 Rectory Avenue,

Prestwich.

M25 1 DE.

1.0 Introduction

This report dated 15th February 2022 is to support a planning application on behalf of Mr and Mrs Everett to provide a dog grooming facility.

Planning permission is sought for a change of use from residential to mixed use residential and business to allow for a dog grooming business to operate from a new purposed built timber framed building within the curtilage of No 6 Rectory Avenue.

1.1 Proposals

Planning permission is sought for a single storey timber framed outbuilding to accommodate a dog grooming business. The application site is located within a residential area.

The timber framed building would be located to the rear garden of the host dwelling. The exact locations are indicated on drawing No 19101/01.

The structure would be accessed via the existing pedestrian access gate situated between the host dwelling and the boundary fence. Access is level and leads directly towards the proposed new facility.

The application proposes the dog grooming service would operate between the hours of 09.00 and 18.00 Monday to Friday and between 09.00 and 15.00 on Saturday and Sundays. There would only be 1 employee the applicant.

The proposal would use the existing parking space provided within the site curtilage at the front of the house. The applicant proposes that all bookings would be “pre-booked” and that there would be no overlap of Clients dropping off and collecting their pets so that the car parking proposals would operate without affecting neighbouring properties. In relation to the business use the customers would only drop off and collect staying a maximum of 10 minutes and there would only be 1 customer at any one time. The applicant has also suggested that they would be prepared to offer their own drop and collection service to help mitigate any issues with road safety.

The proposed business is a small single person venture which will cater for one dog at a time. In relation to the disposal of waste the water from dog washing would be approximately 25 litres per day and this would be collected in a closed container and disposed of via the main house foul waste system. Disposal of dog hair and nail clippings would be taken to the local land fill facility.

1.2 Materials

The timber framed building has a total ground floor area of 20.52 sq.m. with a total height of 2800mm. It will be clad in a sustainable timber cladding built upon a brick base up to 2500mm in height with a 300mm deep pressed metal fascia and soffit.

A flat roof construction will support a “Bio-Solar green roof”. The green roof would combine the power of a solar panels built directly upon the vegetive medium. This would help to cultivate additional wildlife and nutrients to the plants. The roof would have a run-off leading to 2 No water butts.

There will be no openings facing directly onto neighbouring property. Access into the building would be via a single glazed door with fixed glazing panel leading to the reception area and double outward open door from the grooming area. Doors and window panels would be double glazed units finished in a dark grey colour.

1.3 Layout and Site Layout

The layout will provide a dedicated and separate reception area. A grooming area that consists of 2 No dog grooming tables and dog grooming bath area and holding pens for 2 No dogs with a separate storage area.

The shed is located to the rear of the garden area of the application property. Due to its siting, scale, and design it would have no harmful impact on the character of the area and cannot be seen from Rectory Avenue.

There would be no harmful impacts in terms of over shadowing or privacy loss and the structure would not be overpowering. There already exist in the neighbouring rear gardens large shed constructions.

1.4 Justification

The size and scale of the proposed timber structure located to the rear of the garden of the application property will not be out of keeping with the local area.

Its siting, scale and design would have no harmful impacts on the character of the area and would not be prominent within the street scene.

As a result of a flat roof single storey nature of the proposal It would not have any impacts in terms of overshadowing or privacy, and it would not be overbearing to adjacent properties.

In terms of noise and disturbance the information accompanying the application states that only one customer would attend the property at any one time.

The business operations are of a minor scale (one dog at a time and restricted size of premises) there would be little harmful impact in terms of noise and disturbance.

The minor scale of the proposed business, the associated increase in vehicle movement would be slight. The business operation would only take place during quieter times of the day.

The existing car parking proposals are considered adequate to cater for the intended use. As only one customer would visit the property at any given time it would not lead up to any congestion and build-up of vehicles in the surrounding areas.

Disposal of waste from dog washing will be approximately 25 litres per day and this will be collected in a closed container and disposed of via the main house foul water waste system. Disposal of dog hair / nail clippings will be via the local land fill facility.

We would hope that you can consider these proposals favourably and approve as required.

