

**27 Billington Gardens, Billington, BB7 9LU**  
**Proposed use of former storage room for dog grooming.**  
**Supporting Statement.**

The property is located on the edge of Billington Gardens with a railway line adjacent to the rear garden and a stream and garden/paddock to the east of the property. It is an end of terrace property of similar construction to other properties in Billington Gardens but its layout and location differs in that it has a concrete driveway to the side between the house and the stream with a dropped kerb on the highway. There are two doors to the property on the side of house. One gives access to the house and the other gives access to a lean-to conservatory. There is also an access to the rear garden from the conservatory.

Permission was obtained from the Council, in 1992, by the previous owners to construct the lean-to conservatory incorporating an original brick built store. The brick built element measures 3m x 2m with a felted wood roof and is currently used as a utility room.

It is proposed to use the original brick built store as a dog grooming area with access leading from the side entrance to the conservatory. There would be no alteration to the property to accommodate the proposal. The permission would allow the applicant to work from home with obvious advantages to the individual in reducing the need for car travel and also to the wider environment. The applicant would be the sole person involved in the dog grooming and would be content with a personal permission, should the planning authority wish, which would expire if the property were sold to a new buyer.

The applicant proposes to carry out grooming of a maximum of 3 dogs a day. It would only be possible to carry out these one at a time and there would be a certain amount of time after each to clear up. All grooming would be by appointment only between 8.30 am to 5.30 pm week days and occasionally on Saturday 8.30 am to 1.30 pm. Some visits would be on foot as the clientele would likely be local. However there is parking on site for 2 vehicles so that there would be no increase in on- street parking.

The proposal is in a residential area but the amount of additional pedestrian and vehicular movement will be minimal. The location of the property and access to it ensures that any nearby residents would have very limited view of any clients visiting the property.

The dog grooming essentially involves washing, drying and clipping of the dogs coat. The nature of the business does not use noisy machinery and in itself would not produce noise in excess of normal residential levels. For instance the drying of dogs by hand held drier would be similar in operation to a domestic hair drier. The larger canister dryer ( Cyclone TD-901T manufactured by Aeolus)) which the applicant also proposes to use has power of 1.8 kw and can be hand held. The manufacturer's specified noise level measured 0.5m from the top of the drier is 83db(A). For comparison a Dyson stick vacuum cleaner at high power has a measured noise level of 79.1 db(A) 3 feet from the machine. The Dyson DC41 upright ball vacuum cleaner was measured under review at 82 db(A) at ear height above the cleaner. A food mixer noise level is around 85 db(A). The larger drier proposed would normally be on for about 5 minutes to dry a dog. The noise from the dryer would not therefore be in excess of normal domestic appliance use.

Dogs would not be kept overnight and generally there would only be one dog at the premises at any one time and it would not be left alone. There would therefore be little risk of a dog barking.

In conclusion, the proposal is for low key use and it is not considered that it would have a detrimental impact on the amenity of the residential area.