

Emily Pickup
Ribble Valley Borough Council
By email: Planning@ribblevalley.gov.uk

3rd March 2025

Dear Emily

Ref: Application no@ 3/2024/0595

Terms:

Statement: 240595 Statement - Planning Statement for Home-Based Dog Grooming Business

Noise Assessment Report: 240595 Dog Grooming Noise Assessment


Planning Application: 240595 Application Form

Further to your letter of 11th February 2025, received 22nd February 2025, regarding application no 3/2024/0595 for the change of use and conversion of garage to form a dog grooming salon at 5 Mersey Grove, Clitheroe, we would like to **object to this application** for the following reasons:

1. Property to be used as a dog grooming salon

Section 10.1 of the property Deeds (see below) state that properties on the estate shall not be used for “business of any kind”.

10.1. Every building to be erected on the Property shall be used only as a single private dwellinghouse in the occupation of one household only or as an outbuilding conservatory greenhouse or garage of or to a private dwellinghouse and not for any institutional use and no trade manufacture or business of any kind shall be carried on thereon and that so much of the Property as shall not form the site of a building shall be used only as a garden or pleasure ground of or to the messuage or dwellinghouse on the Property

Clause 10.2 (also below) states that “the garage shall be used exclusively as a private garage for the keeping therein of a private car.....**no trade or business shall be carried on either in or from such garage**”.  **because** of these reasons – i.e. it is a residential housing estate, not a business one.

10.2. Without prejudice to the generality of the foregoing sub-paragraph the garage forming part of the curtilage of the Dwellinghouse or the Garage (if any) shall be used exclusively as a private garage for the keeping therein of a private car or cars or motor cycle or cycles and items of a domestic or horticultural nature and no trade or business shall be carried on either in or from such garage and the same shall not be used for the storage of goods in connection with or ancillary to any trade or business

2. Operating Hours

There are multiple references to operating hours in the documents on the Ribble Valley Borough Council website that do not agree with one another.

The **Planning Application** states the operating hours will be 09:00-19:00 Monday to Friday and 10:00-16:00 on a Saturday. Nothing is stated for a Sunday.

The **Noise Assessment Report** states operating hours will be 17:00-19:00 Monday-Friday and 10:00-15:00 Saturdays and Sundays.

The **Statement** states: Current part time hours are 5:00pm-7:00pm Monday to Friday. Future operating hours will be 9:00am-5:00pm Monday to Friday, Weekends 10:00am-3:00pm subject to change (so could include Sundays).

The **Statement** therefore contradicts the hours outlined within the Application. Operating hours will be until 7pm as outlined in section 3 of the Application as "this helps people who can't attend during normal 9-5 hours".

3. Description of the Proposal
Please describe the proposed development, including any change of use.

Change use of garage so that a dog grooming business can operate from the garage. Remove garage door and replace with door and windows. Operating hours to be between 9am Monday to Friday to 7pm, this helps customers who can't attend during normal 9-5pm, and Saturday 10am to 4pm. Customers are requested to walk to the property, and stay no longer than 5 minutes. Garage door replaced with soundproof door to minimise noise.

Why have the Council not ascertained the operating hours of this business? Nonetheless, we object to the operating hours entirely. Also, if the Application is approved, how will operating hours be enforced?

3. Car parking

The **Statement**, outlined below, states that "current traffic on the road is normal. Clients are requested to walk their dogs to the house and parking is available outside of the house with cars typically parked no longer than five minutes".

Impact Assessment

- Traffic and Parking: The current traffic on the road is normal, with regular visits from delivery drivers for parcels and food deliveries. To mitigate any traffic concerns, clients are requested to walk their dogs to the house. Parking is available just outside the house, with cars typically parked for no longer than five minutes during drop-off and pick-up times.

We object on the following grounds:

a. Parking and Access Issues

While clients are encouraged to walk their dogs to the property, in practice, this is unlikely. Most, if not all, will opt to drop off and collect their dogs by car, especially in poor weather or

after grooming. This has already caused access issues [REDACTED]
[REDACTED] due to collections from No. 5.

The **Statement** claims that "clients are encouraged to walk their dogs, helping to mitigate concerns," yet it also states that there are "two parking spaces outside the property where owners should stay no longer than five minutes." These are not designated parking spaces but rather areas on the road where two additional vehicles belonging to No 5 are already regularly parked (see point b).

b. Lack of Adequate Parking

The Statement asserts that "parking is available just outside the house, with cars typically parked for no longer than five minutes during drop-off and pick-up times." This contradicts the expectation that clients will walk their dogs.

In reality, there are only two off-street parking spaces belonging to no 5, yet up to four vehicles belonging to the household are regularly parked outside - two on the driveway and two on the road in front of No. 5. This already causes obstructions, making it unclear where additional clients are expected to park.

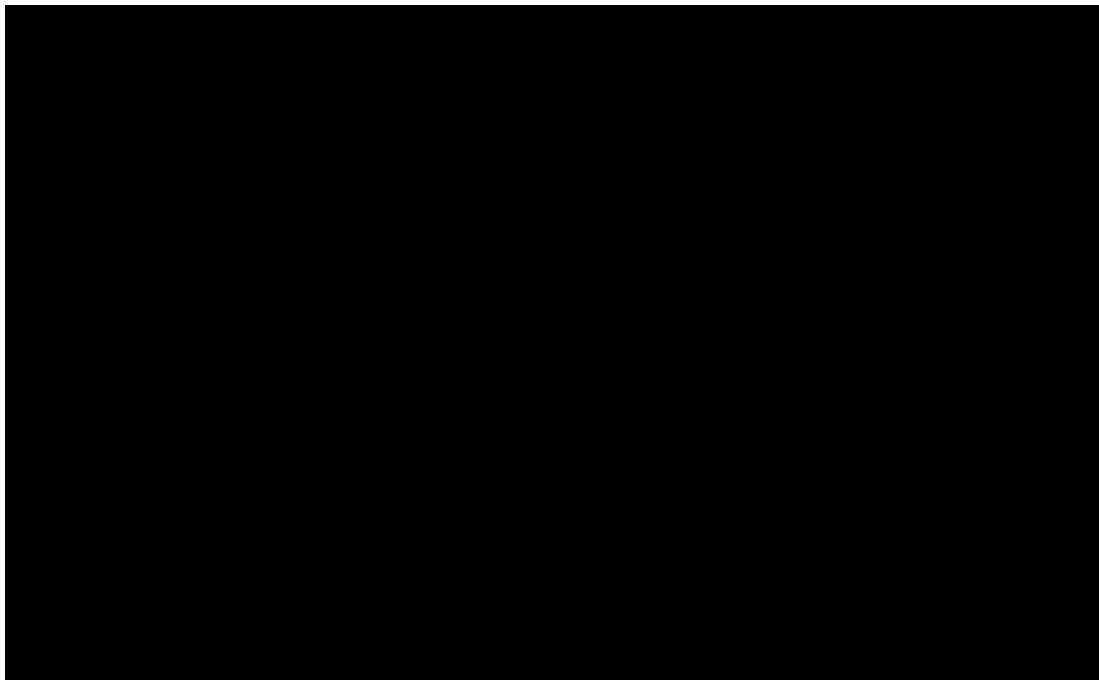
We further note in Section 10 of the Application that two vehicles are proposed as being parked at the property.

10. Vehicle Parking			
Please provide information on the existing and proposed number of on-site parking spaces:			
Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0

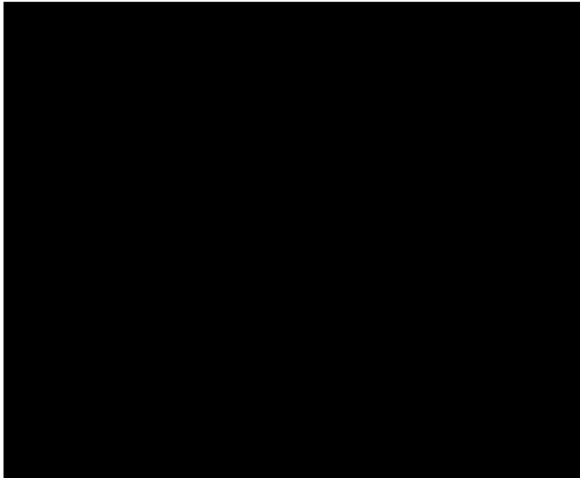
The supporting evidence below shows images taken at 09:03 and 18:05 on February 24, 2025 and at 09.33 on 25th February 2025 during the advised operating hours, showing four vehicles from No. 5 occupying these 'on the road' spaces. This is a regular occurrence and has been for over a year.

[REDACTED]

[REDACTED]



It does appear that a 3rd parking space outside 5 Mersey Grove is being built, which does not align with the Application point 10 above and further changes the outlook of the street.



Additionally, Section 8 of the Deeds states that estate roads must remain free from obstruction. We have however already [REDACTED] [REDACTED] when delivering dogs to No. 5. This issue is likely to escalate as the business grows, particularly between 5.00 and 7.00 pm when the household's four cars are frequently present, forcing clients to park in front of neighbouring properties.

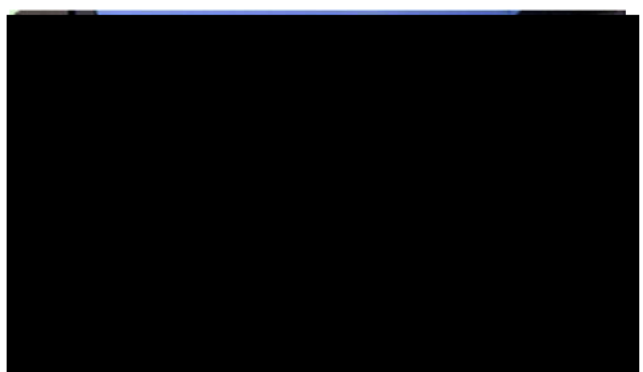
Deeds Section 8

8. To keep open Estate Roads etc

To keep open and free from obstruction the Estate Roads and landscaped areas (if any) on the Estate and permit the same to be used at all times for public purposes

Without any further increase in traffic, Mersey Grove is already a very congested street. Indeed, Mersey Grove has been obstructed by vehicles on more than one occasion on bin collection day (last occurrence 14th February 2025) meaning that refuse collection has not been possible as the dustbin lorries could not access the street. This is concerning as vehicles dropping off animals to no 5 will only cause an increase in congestion.

A local driving instructor also commented: *"You can't park any more cars on this road as it's too narrow. All of the roads on this estate are really blocked, and you can't park anywhere."* This highlights the broader issue - despite suggestions that clients walk their dogs, parking in surrounding streets is already severely limited. This is further shown on the pictures below.



4. Nuisance and Noise Impact Assessment

Whilst the application includes a Noise Impact Assessment, we regularly hear dogs barking whilst we are at home. During Saturday working hours especially, this is likely to become increasingly more of a nuisance. It is unclear from the application, as highlighted in point 2 above, whether this could also occur on a Sunday, but our expectation is that it will.

This point is also covered in section 11 of the Deeds, shown below which talks about a public or private nuisance or one which may “lessen the value of an adjoining property”. We believe the value of our property will be affected, hence this further objection.

11. Nuisance

No act matter or thing which shall or may be or become or grow to be a public or private nuisance or a damage annoyance or inconvenience to the Lessor or any occupier of adjoining neighbouring or other land or buildings or which may lessen the value of any such land or buildings shall be carried on made or done or suffered on the Property

Further, the Noise Assessment Report was completed in September 2024 during limited operating hours and before the Application was made. Section 1.1. of the Noise Assessment Report states, “The proposed salon is planned to operate from 17:00 to 19:00 hours, Monday to Friday, and from 10:00 to 15:00 hours on Saturdays and Sundays.” – note the reference to Sunday trading, not outlined in the Application. As such, noise is likely to increase in frequency as a result.

The Noise Assessment Report also states in section 1.1. that 5 Mersey Grove is in a residential area. It is therefore exactly that – residential, not business.

5. Business Growth

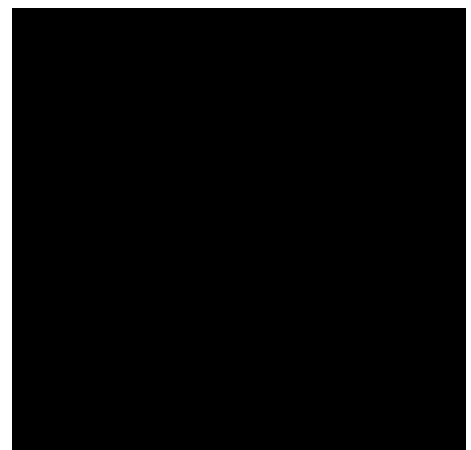
Whilst the application states there will be no more than four dogs groomed per day, if the business is successful, this is likely to increase with both the number of dogs being groomed and other on-site activity.

We especially note in the Statement under Weekend Appointments that operating hours are “available between 10.00am and 3.00pm” but that these are “**subject to change once the business transitions to full time operations**”. We object to both the current operating hours, the suggested operating hours and the fact that this could change and increase at any time.

6. Property value

We object to the application due to the potential impact on the value of our property. Any prospective buyer may decline to put in an offer, or even put in a lower offer as a result of the business operating at 5 Mersey Grove.

Furthermore, the replacement garage door is unattractive and does not align with the aesthetic of other properties on our street or within the estate. Its mismatched appearance disrupts the overall tone of the neighbourhood and has already received negative feedback from visitors to both our home and others on the street. As an eyesore, it could potentially impact the value of our property should we decide to sell. Additionally, our street has an open layout with no dividing walls or hedges between properties, making such inconsistencies even



more noticeable and detrimental to the neighbourhood's overall appeal.

7. Application post event

We further object on the basis that this application has been made after the business has been established. We note that the Application was made on the 15th July 2024, but we have only just been advised by the Planning Department about this, some seven months later. We also note that the business was set up in October 2023, yet no communication about the change of use has ever been received.

The concluding paragraph in the Statement says that “We are committed to maintaining open communication with neighbours” which is clearly not the case. We were not consulted and would have objected had we known about this earlier. Whilst the Statement says that “steps will be taken to address concerns neighbours have, particularly regarding traffic”, this has also not been the case.

Further, reference is made in the Statement under Traffic and Parking to delivery drivers. This is a common occurrence to all properties across Britain, and is very different to a dog grooming business operating at this address that is in such close proximity to other residential dwellings. Deliveries to properties are normal, are a residential service and not related to running a business.

This is a residential community, not a business one.

In conclusion, we object to the application for the change of use at 5 Mersey Grove for the reasons outlined above.

Approving this application, which is explicitly prohibited by the property Deeds, and submitted retrospectively without consultation, would set a concerning precedent for others to do the same. This undermines the integrity of both the property Deeds and the planning system, rendering them ineffective.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]





1st March 2025



Letter of Objection for Change of Residential to Business Use


Reference: Application Number: 3/2024/0595

Proposal of change of use and conversion of garage to form dog grooming salon.

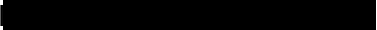
Dear Emily,

I am writing, on behalf of my family, with regards to the above planning application. 
 5 and have a number of concerns about the development and creation of a business in a quiet residential cul-de-sac.

When we bought our house, we did so because it was in such a cul-de-sac. 


. There are a number of other children who play outside, enjoying the relative safety of our street. The residents of Mersey Grove are aware of this and drive accordingly, coming on and off the street. Initially, our concern is the increase in traffic onto the cul-de-sac, with people who do not know the street, the families or the people that call this street our home.

Ultimately, this could impact on the safety of our children, at a time when getting young people outside is harder than ever. This is after all a residential cul-de-sac. We did not buy a house to live close to businesses. Today, many people work from home, which causes no extra traffic and no disturbance to neighbours. This application is a total contradiction of this. Many friends have set up their own businesses, investing in commercial properties, located close to other industrial properties in both Clitheroe and Whalley. There are many opportunities to let such units that would ensure a business can be run, as exactly that, a business.

In addition to our concern of traffic, is that of parking. Number 5 has four cars, for the four adults that live there. Only one is moved consistently for work, but is back at the property by mid-afternoon on most days. This leaves four cars outside a house where there is only parking for two. As a result, two of the cars are parked on the road. This leaves a concern over where people would park to drop dogs off. I know it says that people are encouraged to park further away and walk, but this is just not the case. On a number of occasions, we have been unable to get off the street in our car, because someone collecting/dropping off a dog, is parked in the middle of the road. On one occasion, just a couple of weeks ago, 

[REDACTED] I appreciate
[REDACTED]
[REDACTED], moved out recently. They had become increasingly disillusioned at struggling to even get onto their drive because of the cars parked opposite.

Only this weekend Number 5, have started to dig up all the grass on the garden at the front of their house, presumably, attempting to make an extra car parking space. However, they would still have four cars and still only three spaces, before any clients came to park, let alone the change in appearance to the outside of the house.

Last summer, [REDACTED]
[REDACTED]. It made things so [REDACTED], and now many of their clients are stopping in the same place. [REDACTED] are selling their house at the moment and I know they have also been fed up with people stopping at the end of their drive.

An additional concern is that of noise. The house directly behind us have a dog, and it is clear that this is triggered by the noise of other dogs. There has definitely been an increase in barking over recent months. Some of the dogs, when they do arrive are not on leads. [REDACTED], [REDACTED], could be vulnerable and this is something that we should not have to take a chance with.

The conversion of the garage at Number 5, is also an eye sore and does not fit in with the other houses on our street. We are concerned that, should we decide to move, having a business on the cul-de-sac would only devalue our house. We also feel that to simply do the conversion, start a business and then apply for planning, shows that they have little regard to planning regulation or the people that they live around.

We also feel very strongly that if you allow this to take place, it would set a dangerous precedent. What would stop other people creating businesses from their garage? Suddenly, you could have a beautiful, highly sought after residential area, becoming nothing more than an industrial estate. I know this sounds a little extreme but with all the family and friends that we have, I do not know one other residential street that has allowed a business to operate in such a way from a residential property.

I hope that you do take time to consider this application, thinking about the impact that it will have on those of us who live in the street and on Lune Road. We work hard each day and look forward to coming home to the sanctuary of our estate and our house. I do not want to come home to find a business running out of a converted garage, impacting the lives of my family and our neighbours. If you wish to discuss anything further, then please get in touch.

Kind regards,

[REDACTED]