

Planning Statement

Certificate of Lawfulness (Proposed Use)

119 Charnwood Road, Barwell, LE9 8FL

Proposal

This application seeks a Certificate of Lawfulness (Proposed Use) for the operation of a small, appointment-only dog grooming business within the rear garden of the property at 119 Charnwood Road, Barwell.

The proposal involves the use of a purpose-built, movable dog grooming pod, positioned within the residential curtilage of the property. The pod is not permanently fixed to the ground and does not constitute a permanent building.

Nature and Scale of Use

The business would operate on a small scale and would remain incidental to the primary residential use of the dwelling.

Grooming would be carried out by appointment only, with a maximum of up to seven dogs per day.

Appointments would be staggered to avoid any concentration of arrivals or departures, ensuring minimal impact on the surrounding residential area.

Hours of Operation

The proposed hours of operation are limited to typical daytime hours, as follows:

Monday, Tuesday, Wednesday, Friday and Saturday

8:00am to 3:00pm

There would be no operation during evenings or late hours.

Noise and Disturbance

The grooming pod is a purpose-built, sound-insulated unit designed specifically for dog grooming use. Any noise generated would be comparable to typical domestic activity and would not result in undue disturbance to neighbouring properties.

The limited scale of the operation, combined with controlled appointment scheduling and restricted hours, ensures that residential amenity is preserved.

Traffic and Parking

Client visits would be limited and staggered throughout the day. Existing on-site parking arrangements would be utilised, and no increase in on-street parking demand is anticipated.

There would be no deliveries or collections beyond those ordinarily associated with residential use.

Conclusion

The proposed use is modest in scale, controlled in nature, and incidental to the residential use of the property. Given the limited hours of operation, small number of daily appointments, use of a movable structure, and minimal impact on neighbouring amenity, the proposal is considered lawful.

This statement is submitted in support of the application for a Certificate of Lawfulness (Proposed Use).