



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	44
Suffix	
Property Name	
Address Line 1	Beams Meadow
Address Line 2	
Address Line 3	Leicestershire
Town/city	Hinckley
Postcode	LE10 0FY

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
440623	292814
Description	

Applicant Details

Name/Company

Title

Miss

First name

Gemma

Surname

Sullivan

Company Name

Address

Address line 1

44 Beams Meadow

Address line 2

Address line 3

Town/City

Hinckley

County

Leicestershire

Country

United Kingdom

Postcode

LE10 0FY

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☐ Yes

☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

☒ Yes

☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

CHANGE OF USE FROM DOMESTIC GARAGE TO DOG GROOMING SALON: 44 BEAMS MEADOW. HINCKLEY. LE10 0FY.

This is a new business venture involving converting part of the existing garage into a Dog Grooming Salon.

The conversion will use the existing foot print of the garage, with no enlargement nor extension. Also attached site plan/map.

- The owner of the property will be using the converted garage once completed as a dog grooming business, working as a sole trader with a workstation for one person only.
- The applicant has invested a substantial amount of their income in training to become a groomer and to operate a professional business.
- No other staff will be employed, and the business will operate around their current job initially.
- The business will operate during the hours of 9:00am – 17:00pm Monday to Friday and 09:00 am to 13:00 pm Saturdays, although there is no intention to operate the business six days a week, however these operating times will give customers flexibility.
- Average 4 dogs to be groomed per day, by appointment only and a formal diary of appointments will be kept.
- There would be only one dog being groomed at any one time.
- Potential clients would be a mixture of local residents and members of the public gained through word of mouth. No signage will be displayed outside of the property.
- Most equipment to be used will be hand tools such as scissors, combs, brushes etc, although there will be electrical equipment used including hair clippers of a high quality/low noise which are specially selected to create less stress for the dogs. A dog bath/ shower will also be used which will make as much noise as a household shower and a dryer/blaster which are available in modern low volume formats and which will be used for a maximum of around 10 to 15 minutes per dog.
- Walls to the interior to be insulated, sound proofed and studded.
- The only waste produced in the operation would be the clipped dog hair which will be disposed of via the local land fill facility and water from the dog washing to be disposed of via the main house foul water waste system.

Sites and surrounds:

The property is a semi-detached residential property, there is a driveway to the front and a garden to the rear. The surrounding area is predominantly residential. The garage is attached to another garage.

The remainder of the house will remain fully residential and only a small (and separate) section of the overall property will be altered. In addition, the converted garage could be easily changed back if required.

- A 5/10 minute drop off/pick up service with one vehicle per client and one dog at a time.
- Client access via private driveway as shown in picture A.
- Clear access via roads leading to the property; see pictures B,C.
- Beams Meadow and Paddocks way have no parking restrictions, ample parking at the property and surrounding areas.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Existing use of the building is a domestic garage.

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The garage is already an existing building, and it is at the side of the property located off the road behind private driveway (see attached pictures). There is ample parking on the owner's driveway, so there would be no obstruction on the main road and the business will be operated as a collection and drop off service by the pet owner with one dog being dropped off at one time with no disruption or nuisance to the neighbours either side. The garage is also attached to the neighbouring garage (see attached pictures) minimising any noise if any. The business is designed to provide a much-needed service within the Hinckley area, where the demand for dog groomers has significantly increased.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Planning permission not required, checked through Hinckley and Bosworth Council.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(c)(ii) - Professional services

Is the proposed operation or use

- ☐ Permanent
☒ Temporary

If Temporary please give details

The business will run for the duration of me living at the property. The building could be used as a garage/storage again afterwards if required.

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

This small sole trader business will have little or no impact on neighbouring properties other than provide a much-needed service within the community.
The house is a semi detached property with private driveway, attached to neighbouring garage, clear road access and will utilise an existing layout and footprint of garage.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Gemma Sullivan

Date

06/01/2025