

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 footprint 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.

Private Driveway Access (A)
(B)



Road Access View 1



Road Access View 2 (C)



Layout of Proposed Salon Plan:

Detailed plan below shows around 40 percent of the garage will be used for the proposed dog grooming.

Rest of garage will continue to be used as storage and Utility.

