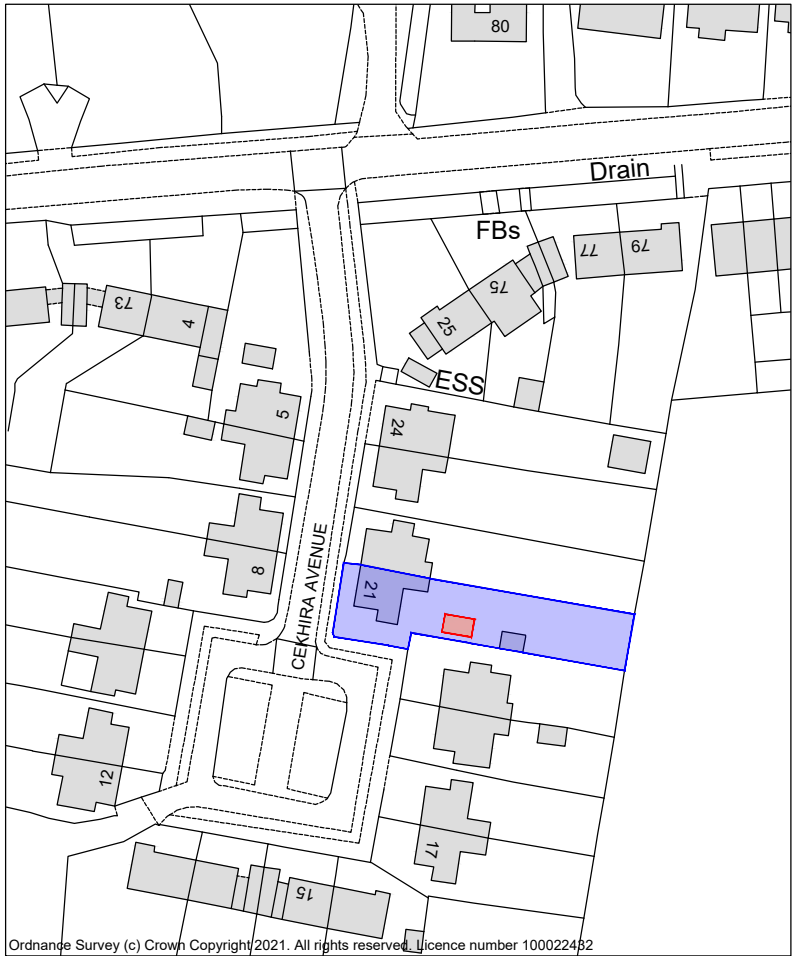




Site Location Plan
Scale 1:1250

CHANGE OF USE FROM RESIDENTIAL (C3) TO DOG GROOMING BUSINESS (SUI GENERIS)

PROPOSAL

This proposal is for the change of use of an existing residential outbuilding (C3) to a business use for a dog grooming parlour (SUI GENERIS) at 21 Cekhira Avenue, Moulton Chapel. Spalding. The property is currently residential in its entirety and the outbuilding already houses the necessary equipment needed for the business to operate as the applicant uses it regularly on their own dogs.

The proposed dog grooming business would serve as a fixed premises dog grooming parlour where customers are able to bring their dogs (by appointment only) to be washed and dried and have the fur cut. There is a high demand for this type of service in the village of Moulton Chapel with the nearest alternative being in Cowbit, approximately 3 miles away, this proposal will allow people to walk their dogs to the premises rather than having to use a vehicle as they do currently.

HOURS OF OPERATION

It is proposed that the business will be operating from 8am - 6pm on weekdays and 10am - 6pm on weekends, however weekend openings will likely be infrequent and will fluctuate with demand, therefore it is proposed that these weekend hours would be the maximum allowed, but for the majority of time will be considerably less.

It is likely that there will be between 4 & 6 dogs per day and this will be operated on a one in one out basis per customer (this may be higher if a customer has more than one dog), therefore there will never be dogs from multiple households in the premises so there should be very noise disturbance from barking dogs etc as it will be very unlikely that dogs that do not know each other will see each other.

The outbuilding is small and only really has sufficient space for one member of staff, the applicant, who lives at the dwelling and therefore does not require to travel to and from the business on a daily basis. The size constraint of the outbuilding means that the business is unlikely to be able to grow beyond the suggested commitment and therefore it is unlikely that it would ever become larger than proposed and will not require any further members of staff.

TRANSPORT

There is a car park at the bottom of Cekhira Avenue which, during the day, remains almost empty whilst people are out at work, therefore customers can park close to the business with ease if they choose not to walk. Also, with the proposal of a one in one out system there are unlikely to be more than two customer cars at any one time so the demand for parking is actually very low.

Cekhira Avenue is a cul-de-sac and therefore there is only one access in and out, this is a suitable width for two cars to pass but there are quite often cars parked to the side of the road which makes this more difficult. There is, however, good visibility along the full length of the avenue and with the low speed limit due to the residential nature of the area this gives drivers ample time to react in the very unlikely occasion of multiple cars meeting along the length of the street.

there is a football team that operates from the playing field that is accessed from Cekhira Avenue, they meet for matches and to train most evenings in the week and also at weekends. This sees at times up to 30 cars travelling along the cul-de-sac and there have been no reports of this additional traffic causing any problems. Further to this the customers to the groomers will be spaced out during the day rather than all at once as it would likely be with children being dropped off/picked up from football training so it is unlikely that there would be any concerns raised by the increase in infrequent traffic.

REV	DESCRIPTION	DATE

DESCRIPTION:
CHANGE OF USE FROM RESIDENTIAL TO DOG GROOMING BUSINESS AT 21 CEKHIRA AVENUE, MOULTON CHAPEL, SPALDING, PE12 0XH

DATE: 17/08/2021

APPROVED: CT

JCArchitectural Consultant

Do Not Scale From This Drawing

PROJECT:	CHANGE OF USE TO DOG GROOMING BUSINESS	
DRAWING:	SITE LOCATION PLAN PROPOSAL	
SIZE:	A1	CLIENT: Mrs L. Cooper
SCALE: as labelled	DRAWN BY: JC	SHEET: 0304/21/01

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