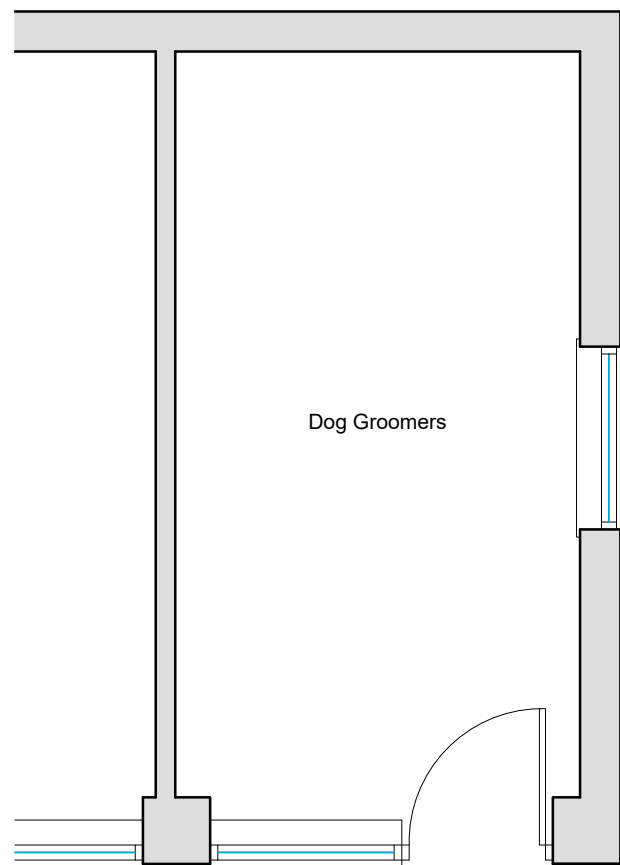
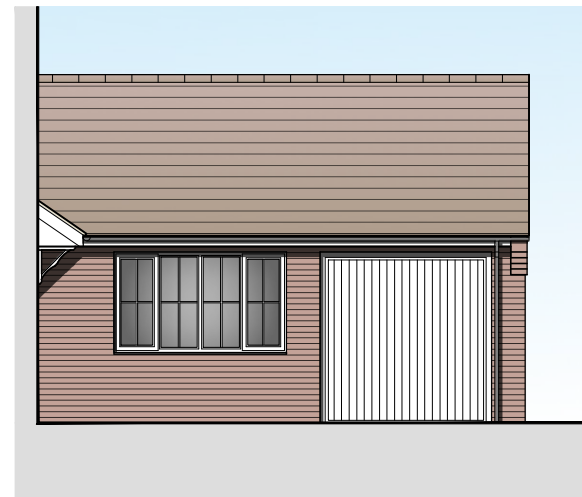


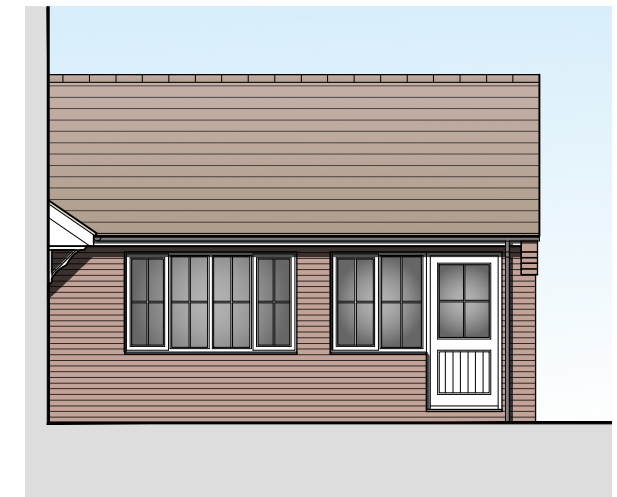
Existing Floor Plan
Scale 1:50



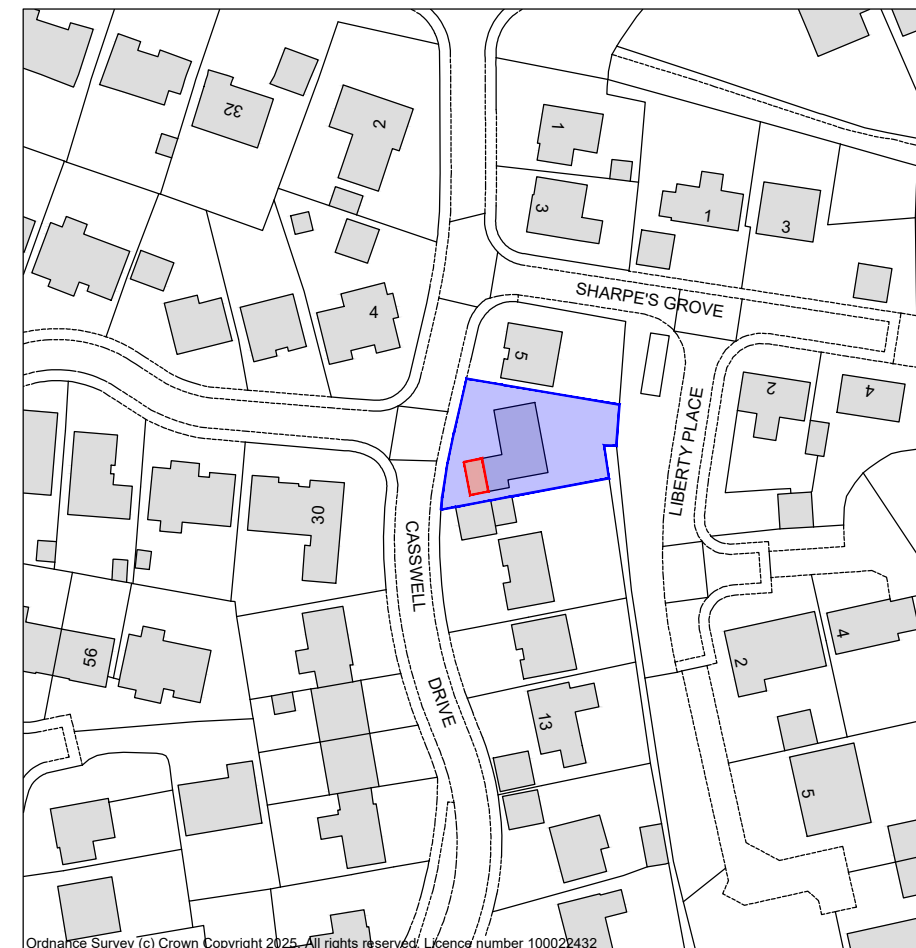
Proposed Floor Plan
Scale 1:50



Existing Elevation
Scale 1:100



Proposed Elevation
Scale 1:100



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 and conversion of an existing residential garage (C3) to a business use for a dog grooming parlour (SUI GENERIS) at 7 Casswell Drive, Quadring, Spalding. The property is currently residential in its entirety and the garage that is due to be converted is integral to the main dwelling, half of which has previously been converted and is currently used as a sitting room.

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 Quadring with the nearest alternative being in other surrounding villages, 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 9am - 6pm on weekdays and 9am - 12pm on Saturdays, 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 up to 8 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 little 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 garage is relatively 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 space 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 an ample sized drive to the dwelling which could easily accommodate the additional car that would be required to drop off and collect dogs, however, there is ample space on the road side just outside the property for cars to stop if required. 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. Furthermore, it is likely that the majority of clients would walk their dog to the property as the area is within very easy walking distance of the majority of the village.

The busiest times along the street are likely to be in the mornings and the evenings when people are going to and from work, however, there will only be one further traffic movement at these times of the day as a result of the proposal due to the nature of the appointment system previously mentioned, so it is therefore acceptable to suggest that this minimal addition will have no adverse on the cul-de-sac setting of the street.

REV	DESCRIPTION	DATE

	PROJECT: CHANGE OF USE TO DOG GROOMING BUSINESS	
	DRAWING: SITE LOCATION PLAN PROPOSAL	
SIZE: A1	CLIENT: Mr & Mrs S. Rosen	DATE: 05/01/25/01
DATE: 04/06/2025	DRAWN BY: JC	CHECKED BY: JC

DESCRIPTION:
CHANGE OF USE FROM RESIDENTIAL TO DOG GROOMING BUSINESS AT 7 CASSWELL DRIVE, QUADRING, SPALDING, PE11 4QW

NOTES: THIS DRAWING INCLUDES ALL ITS CONTENT REMAINS THE PROPERTY OF JC ARCHITECTURAL CONSULTANT AND NO UNAUTHORISED COPYING OR REPRODUCTION IN ANY PART IS PERMITTED WITHOUT OBTAINING WRITTEN PERMISSION FROM JC ARCHITECTURAL CONSULTANT. JC ARCHITECTURAL CONSULTANT RESERVES THE RIGHT TO TRANSFER THIS INFORMATION AND THIS...
ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO JC ARCHITECTURAL CONSULTANT IMMEDIATELY.
THE DESIGN HAS BEEN UNDERTAKEN AS FAR AS POSSIBLE TO AVOID RISKS TO HEALTH AND SAFETY OR TO DAMAGE AND CONTROL THE EFFECTS OF ANY UNDESIRABLE RISK ANY RELEVANT INFORMATION REGARDING RISKS WHICH ARE NOT ABLE TO BE ELIMINATED WILL BE INCLUDED WITHIN THE PROJECT HEALTH AND SAFETY FILE.