

Supporting Statement

Conversion of Shed/Summerhouse to a Dog Grooming Salon

I believe there is a shortage of professional dog groomers in this area so have taken the opportunity to become City & Guilds Qualified in order to both change my career and hopefully help fill the shortage. I know from talking to friends and family that there is sometimes a long wait to find availability with a local dog groomer, with some people having to travel or book a mobile dog groomer from elsewhere in the district.

As I work part time I would like to open my dog grooming salon on a part time basis to enable me to retain my current job (wage) whilst becoming established.

As the aim is to work part time it seemed that working from home as a dog groomer would be the best option rather than renting a premises for 2-3 days a week. This didn't seem viable when working out costs.

My shed/summerhouse is located at the bottom of my garden, away from all surrounding houses. It has been in place for approximately 9 years and has been used as a workshop, gym and a drum studio. There has been electric saws, sanders, a treadmill, television and electric drum kit used on a regular basis and we have had no noise complaints from any of our neighbours.

As I will only be having one dog at any one time, with approximately 3 per day the only noise would be from the dryer for approximately 30/45 mins each time. In order to keep noise to a minimum I would have a recommended no barking policy for the business. This would mean that if any dogs are found to bark excessively, whilst being groomed, I would speak to the owners and request they approach a different grooming salon.

There would be some decorating inside the shed but apart from repainting the exterior and replacing the doors there would be no external alterations.

I would like to operate my business initially 2 days a week increasing to 5 as the business grows and in busier periods eg. Christmas.

I would work alone and would have only one dog at any one time in the salon. I would expect to have 2-3 customers per day. Each customer would be at the property for approximately 5-10 minutes to drop off then returning 2-3 hours later with an estimated pick-up time of 5-10 minutes.

Our house is a corner plot with ample roadside parking together with two car parks in front of the house and a drive with parking for one car.

Flood Risk Assessment

The shed has been in place for approximately 9 years and is positioned on a raised concrete base. There has never been any concerns regarding flooding. We have never had any flooding of our garden and the change of use of the shed/summerhouse should not increase the risk of flooding in the area.

Additional Information Requested

Initially I would run the salon 2 full days - Friday and Saturday 08.30 to 18.00, 3 dogs per day.

I would also like to have permission to open Monday to Thursday 15.00 to 18.00 to give my clients additional slots, should they be needed. It is not my intention to have Monday to Thursday as regular hours, it will only be to accommodate a client on an occasional basis, should they not be able to make a Friday or Saturday. During these slots there will be 1 dog only.

As the business develops and, should demand allow, my aim would be to reduce my hours or ideally leave my current role in order to pursue this as my dream job. Unfortunately I am unable to advise when this is likely to be as I need to be operational to determine if this is a viable full-time job but my hope would be to start to increase my days in 6 to 12 months' time.

When I am able to leave my job I would like to increase the operating hours to 5 days a week 8.30am to 18.00. Monday to Saturday but only operating on 5 days.

The equipment to be used during a groom will be:

High Velocity Dryer – This dryer removes most of the water from the dogs coat and will in use for approximately 30/45 mins, dependent on the coat of the dog. Some dogs do not tolerate the dryer in which case it will not be used at all.

Fluff Dryer – This is a less powerful dryer and will be used for anything from 15mins to 45mins depending on what stage of the drying process it needs to be used.

Electric Grooming Table – This table lowers and raises electronically to allow the dogs to step on/off easily.

Due to unforeseen circumstances we have had to remove the wayrock floor and insulation beneath. We had not realised there was a leak, that affected the floor, until we removed the doors for replacement.

The concrete floor has now dried out and we can see that the wood of the walls has not been affected. We will now replace the flooring and fit the new doors to ensure everything is water-tight.

In order to combat the leak we have re-felted the roof, repositioned the guttering and are in the process of replacing some wood around the roof that has rotted.

These works were unforeseen and are being done as maintenance of the building. We were not aware they needed to be done prior to submitting the application.