

Continued use of garage located 2 Solway Rise St Bees

I would like to request a continued use of my garage development. In 2021 I was granted planning permission to convert a domestic utility room into a dog grooming studio. This is located in my garage which is fully detached from my home and set away from any other surrounding houses.

If this planning permission is accepted I would also like to request whether it could be granted on a term that is longer than three years.

I have again considered and done some research in regards to renting a local premises, however there has been a significant rise in cost and as my business is only very small the gross outgoings were again too high and therefore not viable for me to do.

Originally 1/3 of the garage space was used as a utility room and stored a fridge, freezer and tumble dryer. The rest of the capacity was used for general work space, and domestic storage. Some minor internal changes were made to use the 1/3 space so it was appropriate to dry and clip dogs. It required decorating as well as some shelving put in place. The front garage space continues to be used as a domestic garage for storage and a work space. No external work was required.

I have resided in the same home for around 5 years now and have no plans to move from the property. It continues to be apparent that St Bees is a very small community with very little opportunity for expanding services due to space and there is a shortfall of businesses within St. Bees for the local residents outside the hospitality services. There continues to be issues with public transport as there is no bus service and trains have been unreliable due to recent strikes. Since starting this small venture I have seen the benefits to the community. There continues to be an increase in ownership of dogs but not a lot of service increase to match this.

The majority of my clients do reside in St. Bees and within the surrounding towns. I have clients that walk to my property for drop off and pick up. This in turn minimises traffic as well as the carbon footprint. I do continue to have business insurance that covers me to walk client dogs for a pick up and drop off service which I have done so in the past.

Clients are made aware that they are required to be extremely respectful of my neighbours. This includes minimum noise and must refrain from on street-parking. They can utilise the drive space for the property. There is now only one car space used at the property leaving ample amount of parking as it has space for four cars. Drop off and Pick up times remain between 5-10 minutes which is stipulated by their agreed time of appointment. I continue to be a lone worker and provide a 1-1 service only. Any consultations with clients happen in the groom studio, in the back garden or on the drive which are all away from the neighbouring homes.

When agreeing appointment times I do not falter from the agreed working hours, as previously stipulated in my previous planning permission. Monday to Friday 08.30-16.30

and weekends between 11-3pm. However, my ill-health continues to be a limiting factor around my employment. I'm unable to work full-time or even part-time hours and therefore the business is run more like a hobby. There has been many weeks where I haven't been able to provide any grooming service at all. I now have a better understanding of my health and recognise that these fluctuations will be on-going and on a long-term nature. Due to these limiting factors I highly appreciate home-based working, for the flexibility and the no requirement for me to travel to work, whilst also being close to my own home facilities. I continue to be very passionate around dogs and would like to continue doing this small venture for self-worth. With having a very small client base, I am candid with my clients, whom understand that there are times that I am not able to work.

I've always aimed to provide a more holistic dog grooming service where the dog can feel relaxed within a homely environment. I do assess the dog's nature prior to the groom to ensure that they are not displaying persistent anxiety symptoms with barking or disruptive noise such as barking, howling or crying. If this problem did arise in the future I would ask the client to collect their dog and find an alternative groomer.

My equipment is all designed and specialised for dog grooming. Therefore it has minimal noise pollution. As the business is only very small there is very minimal waste. I continue to be environmentally friendly and recycle dog fur by using it for my own gardening compost. I also provide some to the birds for their nests. In addition there are also companies that collect fur to recycle.

I continue to maintain extremely positive relationships with my neighbouring houses and have gotten to know my neighbours quite well within the past 5 years of residing here. Some of which have become very dear friends of mine. I have had no concerns raised to me in regards to operating the business from my home address. There has been no negative impact made on the local community. I will continue to safeguard my neighbours and will always aim to uphold these positive relations with the current or perhaps even future residents. I also stand by that if any concerns were raised in the future I would focus on rectifying problems swiftly and therefore ensuring I cause no upset to local residents as well as maintaining positive and respectful relationships.

To provide further evidence of this I approached some of my neighbours to discuss my plans of completing a new requested planning permission for continued use for my dog grooming studio. I explored with them whether they would be happy for the planning permission to go ahead again and no concerns were expressed at this time. I also explained that I would be asking for this planning permission to be granted on a longer term which again was only met with positive response. I have included a document attached to this planning which identifies the neighbours I spoke to demonstrating that it had been brought to their attention and confirming they have no issues around this

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being granted or even being granted on an extended period of three years. Each one was very supportive of this.

I'm a member of the Pet Industry Federation as stipulated in the previous planning permission, which is displayed in my grooming studio and pay my yearly fee. I have also kept up to date with my canine first aid course and this year I have completed the OFQUAL pet first aid and CPR OCN Level 3.