



Development Management
Eastleigh Borough Council
Eastleigh House, Upper Market Street
Eastleigh
SO50 9YN

Spruce Town Planning Ltd
Office 9
Fleming Court Business Centre
Leigh Road, Eastleigh
SO50 9PD

Date: 25th February 2025

Tel: 07949500904

Our Reference: 1578

Dear Sir\Madam

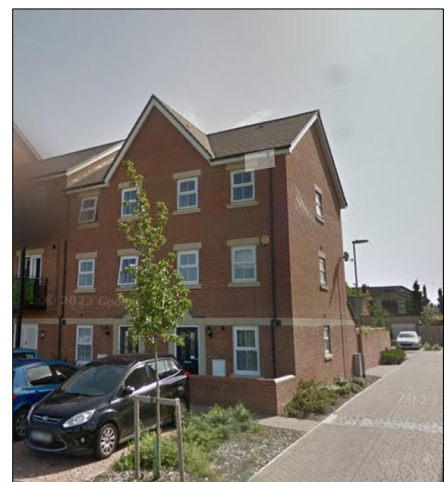
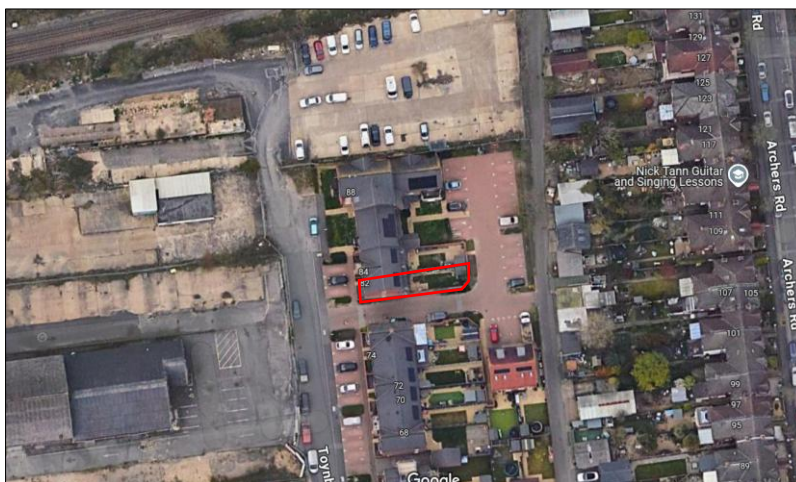
RE: 82 TOYNBEE ROAD, EASTLEIGH

PLANNING APPLICATION FOR THE CONSTRUCTION OF AN ANCILLARY OUTBUILDING IN THE REAR GARDEN TO BE USED FOR DOG GROOMING, ANCILLARY TO THE RESIDENTIAL USE OF THE PROPERTY

I hereby enclose a planning application for the construction of an ancillary outbuilding at no.82 Toynbee Road, Eastleigh, to enable the applicant to utilise the property for her dog grooming business, ancillary to the main residential use of the building. The application is accompanied by the requisite plans and application form.

The site and proposals

The site is located within the built-up area and on the east side of Toynbee Road. The house is an end terrace three storey property with parking to the front and rear.



Aerial view of the site and front elevation view of the house (www.google.co.uk)



The site falls within the defined settlement boundary and is not subject to any site specific, heritage or flood risk constraints. Land on the opposite side of Toynbee Road is currently being redeveloped with housing.

The Applicant, who lives at the property, is a self-employed dog groomer. She wishes to carry out her business from home and this application therefore seeks planning permission to use the property for dog grooming purposes, ancillary to the residential use. A purpose built dog grooming 'pod' will be sited in the rear garden from where the applicant will work. The pod is of similar dimensions to a domestic shed and will be largely screened from view by the boundary treatment around the rear garden.

The applicant is self employed and does not employ any staff. She intends to offer one to one dog grooming services, generally with 3 or 4 dogs groomed daily. All business would be undertaken between 9 am and 5pm Mondays to Fridays and 10am and 2pm on Saturdays. Dogs would be brought to site by their owners who would either wait on site or leave and return at the end of the session to take their dogs away. Each dog grooming session takes approximately 1-3 hours, and nail clippings only around 10-20 minutes.

Relevant planning policies

The National Planning Policy Framework (2024) states at paragraph 85 that *'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'*. Paragraph 86 goes on to note that planning policies should *'be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices'*.

In terms of the Local Development Plan, Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 (adopted April 2022) expects proposals to enhance residential amenities, the character and appearance of urban areas and biodiversity. Development should make efficient use of the site, maximising opportunities to increase density, take account of the site context and be compatible with adjoining uses. Development should integrate with adjoining buildings and spaces. The Council is strongly committed to promoting good design in all new developments.

The Local Plan has no policies that directly refer to flexible working and working from home. However, paragraph 5.54 does indirectly express support from working from home in stating that *'Good telecommunications provision can also enable flexible working practices which limit the need to travel. For these reasons the Borough Council is keen to encourage the installation of telecommunications equipment and facilities to serve new development sites, in accordance with national guidance in the NPPF'*.



Design, amenity and policy considerations

It is now well documented that in recent years there has been a significant increase in people working from home and/or adopting more flexible working patterns. It is commonplace for self-employed individuals to base their business from home. In many cases those activities do not constitute a material change of use and therefore do not require planning permission. In this case however, the nature of the proposed use means that clients would be visiting the application property at various times throughout the day with their dogs. The applicant has therefore enquired with the Local Planning Authority as to whether planning permission will be required for the proposed use and she has been informed that it will.

As stated above, the site falls within the defined built-up area and within an existing residential curtilage. Toynbee Road is primarily residential in character albeit that there was until relatively recently commercial development at the north end of the road (that site now has planning permission to be redeveloped with housing). The site is in close distance of Eastleigh Town Centre and the character of the wider area is therefore a mix of residential and commercial uses.

Notwithstanding that the Applicant will be working from home it should be stressed that the primary use of the property will remain residential. The Applicant and her family will continue to live in the house. No external changes to the building are proposed in order to facilitate the proposed use and therefore its appearance externally will be unchanged. The proposed outbuilding is small in scale, no larger than a domestic shed, and will be situated in the rear garden from where it will be well screened. Therefore, the proposals will have no material impact on the character of the area.

In terms of residential amenities, as noted above, the applicant works during the daytime and therefore there will be no visiting dogs in the evening or nighttime hours. Dog grooming sessions typically take 1-3 hours and the applicant intends to provide 3 or 4 sessions per day, to one dog at a time. Customers will bring their dogs to the site and either wait at the property whilst the grooming is carried out or alternatively, leave for a short while and return at the end of the session to collect their dog. As such, there should not normally be more than one customer car present at the site, or more than one dog. The applicant leaves a twenty-minute time gap between sessions in order to avoid an overlap between customers.

The property is semi-detached and it is only therefore the adjacent house that could be impacted by the use. However, that the number of dogs on the property will be limited to one at a time, and that the grooming will take place in the purpose built outbuilding rather than in the house itself means that there



will not be adverse noise created as could affect that adjacent property. This is particularly so given that the use will be carried out in the daytime.

Turning to matters of access, car parking for housing in this area is on an unallocated basis. There are three unallocated parking spaces to the front of the property and nineteen unallocated parking spaces to the rear of the property as well as some capacity for on street parking on Toynbee Road itself. In view of the low intensity of the use and that it is limited to daytime hours only it is considered that there is more than sufficient localised parking capacity to meet the needs of the proposed use.

We trust that the proposals will be acceptable but if you have any queries or would like to discuss then please do not hesitate to contact me.

Yours faithfully

A handwritten signature in dark ink, appearing to read "M. Holmes", with a stylized flourish at the end.

Matthew Holmes BA (Hons) MA MRTPI, Director