



Southend-on-Sea City Council

Director of Planning (Growth and Housing): Kevin Waters

 Civic Centre, Victoria Avenue, Southend-on-Sea, Essex SS2 6ER

 01702 215000 www.southend.gov.uk



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Our ref: 22/00924/FUL
Dated: 23rd June 2022

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015

Proposal:

CHANGE OF USE TO SINGLE STOREY DETACHED OUTBUILDING IN REAR
GARDEN AS DOG GROOMING PARLOUR (RETROSPECTIVE)

Location:

Applicant:

Southend-on-Sea City Council, as the Local Planning Authority, having considered the application described above and specified in the application received on 21st April 2022 has reached the following decision:

Grant Conditional Permission

subject to the following conditions:-

- 01 The development hereby permitted shall be retained in accordance with the following approved plans: P1; P2; P3; P4; P5; P6; P7; P8; P9

Reason: To ensure the development is carried out in accordance with the consent sought, has an acceptable design and complies with Policy DM1 of the Development Management Document (2015).

- 02 The use hereby approved which is restricted to the outbuilding shown on drawing No P3 shall only be operated as a dog grooming parlour and shall not be operated for any other purpose without having first obtained express planning permission from the Local Planning Authority. The permitted use shall be operated only inside

the outbuilding and in no other part of 312 Eagle Way including its external garden area.

Reason: To ensure the development is implemented in accordance with the permission sought and to enable the Local Planning Authority to retain control of the use of the floorspace within the use specified so that operation of the premises does not prejudice amenity, in accordance with the National Planning Policy Framework (2021), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015).

03 The use hereby approved shall not be operate outside the following hours: 09:00 to 16:00 Monday to Friday and it shall not operate at other times including at any time on Saturdays or Sundays or bank holidays.

Reason: To protect residential amenity and general environmental quality in accordance with National Planning Policy Framework (2021), Core Strategy (2007) policy KP2 and CP4, and Development Management Document (2015) policy DM1.

04 No more than one dog at any one time shall be allowed to be treated or wait to be treated at the application site.

Reason: To protect residential amenity and general environmental quality in accordance with National Planning Policy Framework (2021), Core Strategy (2007) policy KP2 and CP4, and Development Management Document (2015) policy DM1.

05 There shall be no installation of powered machinery other than the dryer and the noise output from the dryer shall be restricted to no more than 10db above background noise levels.

Reason: In the interest of the residential amenity of nearby occupiers in accordance with the National Planning Policy Framework (2021), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015).

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.

PLEASE NOTE

You are advised that as the proposed development equates to less than 100sqm of new floorspace, and does not involve the creation of a new dwelling (Class C3), the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See the Planning Portal

(www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infra_structure_levy) or the Council's website (www.southend.gov.uk/cil) for further details about CIL.

YOU ARE ADVISED THAT THE DEVELOPMENT HEREBY APPROVED MAY REQUIRE APPROVAL UNDER BUILDING REGULATIONS. OUR BUILDING CONTROL SERVICE CAN BE CONTACTED ON 01702 215004 OR ALTERNATIVELY VISIT OUR WEBSITE FOR FURTHER INFORMATION.

http://www.southend.gov.uk/info/200011/building_control

If this application relates to a new residential development or a residential conversion, you are requested to contact Street Naming and Numbering at Southend-on-Sea City Council, Victoria Avenue, Southend on Sea, Essex SS2 6ER Tel: 01702 215003 email: council@southend.gov.uk regarding the approval and registering of new addresses and the issue of new postcodes.



Kevin Waters
Director of Planning (Growth and Housing)

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)