



Planning Statement in Support of a Dog Grooming Shed

Address: 17 Broomsfield Close, ST10 4FB

Applicant: Mr and Mrs Tideswell.

Proposal: Erection of a timber dog grooming shed and use of part of the garden for a small-scale home business

Date: October 2025

1. Introduction

This statement supports a householder planning application for the erection of a small timber outbuilding to accommodate a home-based dog grooming business at 17 Broomsfield Close, ST10 4FB.

The property is located within a designated Conservation Area and the proposal has been carefully designed to ensure that it respects both the character of the area and the amenity of neighbouring properties.

The business is to be operated solely by the applicant on a small-scale, appointment-only basis.

2. Site Description

17 Broomsfield Close is a modern detached residential dwelling located within a quiet cul-de-sac. The property benefits from a private, enclosed rear garden bounded by fencing and accessed via a gated pathway to the side of the house.

The site lies within a Conservation Area but is not a listed building. The rear garden is well screened by existing boundary treatments and vegetation, resulting in no public visibility from the street scene.

3. The Proposal

The application proposes the erection of a timber-clad dog grooming shed, measuring approximately 8ft x 8ft (2.44m x 2.44m) with a maximum ridge height of 2.35m.

The structure will be sited to the rear of the dwelling and will contain a single room equipped with:

- **Dog bath**
- **Drying/grooming table**
- **Small storage area for grooming products and towels**

Connections for electricity, water, and drainage will be discreetly installed to serve the building. The shed will have a natural timber finish to complement the garden setting and preserve the character of the Conservation Area.

4. Operation and Management

- **Operating hours: 9:00am – 3:00pm**
- **Days of operation: 3–4 days per week (Monday to Friday only)**
- **No operations on weekends or Bank Holidays**
- **School holidays: reduced to 2 days per week (to accommodate childcare)**
- **Appointments: strictly by booking only, with dogs dropped off and collected later (no on-site waiting)**
- **Access: clients will use the existing side path to the rear garden, without entering the main dwelling**
- **Parking: existing driveway provides adequate space for drop-off and pick-up without affecting the public highway**

The operation will remain low-intensity, generating limited traffic and minimal noise.

5. Design and Appearance

The proposed shed is modest in scale and domestic in character, reflecting typical garden structures such as summerhouses or workshops.

The use of timber cladding and low overall height (2.35m) ensures the building remains subordinate to the dwelling and unobtrusive within the garden environment.

The building will be entirely screened from public view, ensuring no harm to the character or appearance of the Conservation Area.

6. Conservation Area Considerations

Under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention must be paid to preserving or enhancing the character and appearance of the Conservation Area.

The proposed development is consistent with the scale and nature of domestic outbuildings commonly found within rear gardens. Its modest design, materials, and siting ensure that the Conservation Area's special interest is preserved.

No trees, hedgerows, or landscape features will be affected, and no external lighting is proposed.

7. Residential Amenity

The proposal has been designed to protect the amenity of adjoining occupiers.

Noise will be contained within the insulated timber structure, and only one dog will typically be groomed at any one time.

Given the restricted operating hours, appointment-only system, and low daily throughput, there will be no material increase in noise, disturbance, or traffic.

The proposal therefore accords with the residential amenity considerations set out in Policy DC1 (Design Considerations) of the Staffordshire Moorlands Local Plan (2020).

8. Highways and Parking

The property has an existing driveway with ample space for customer parking during drop-off and collection.

The business will not result in any significant increase in vehicular movements and will therefore have no adverse impact on highway safety.

The proposal complies with Policy T1 (Development and Sustainable Transport) of the Local Plan and the NPPF (2023), which promote sustainable and safe access arrangements.

9. Policy Compliance

The proposal accords with the relevant policies of the Staffordshire Moorlands Local Plan (adopted 2020), including:

- **SS1 – Development Principles:** supports sustainable development that provides for small-scale local enterprise compatible with residential areas.
- **DC1 – Design Considerations:** the proposal is small-scale, well-designed, and respects local character and residential amenity.
- **DC2 – The Historic Environment:** the siting and design preserve the character and appearance of the Conservation Area.
- **E1 – New Employment Development:** supports small-scale business activity that is appropriate to the local context.
- **T1 – Development and Sustainable Transport:** the development will not adversely affect highway safety or result in increased congestion.

The proposal is also consistent with the National Planning Policy Framework (NPPF), in particular:

- **Paragraph 86 & 87:** supporting small business growth and sustainable economic activity.
- **Paragraph 130:** ensuring developments are sympathetic to local character and create a high standard of amenity.
- **Paragraph 197:** ensuring proposals preserve or enhance heritage assets and their settings.

10. Conclusion

The proposed dog grooming shed represents a modest and sustainable form of home-based business that is wholly compatible with the residential use of the site.

The scheme:

- **Preserves the character of the Conservation Area**
- **Protects residential amenity**
- **Generates minimal noise or traffic**
- **Supports small-scale local enterprise**

The proposal fully complies with the Staffordshire Moorlands Local Plan and the NPPF, and it is respectfully requested that planning permission be granted.

Anita Punchard - BSc HONS Building Surveyor

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