

Economy, Communities and Corporate Directorate

Director: Geoff Hughes

Mrs E Jones
47 Seaton Avenue
Hereford
Herefordshire
HR1 1NP

Your Ref:

Our Ref: E/2014/156258/ENC

Please ask for: Amy West

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23 January 2015

Dear Mrs Jones,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**RE: ALLEGED UNAUTHORISED MATERIAL CHANGE OF USE- DOG GROOMING BUSINESS AT
47 SEATON AVENUE, HEREFORD, HEREFORDSHIRE, HR1 1NP**

I write with reference to the above, following my site visit in December 2014, with Mrs E. Laughland. I apologise for the delay in response to you following this visit, however following the Christmas leave period I have been catching up with a number of cases that have required more urgent attention.

Firstly, I am happy to advise that the information you have submitted in relation to the driveway and its composition clarifies that the works are permitted development. Therefore, this element of the case is resolved.

With regard to the dog grooming business at the site, having discussed the various issues with Mrs Laughland, Principal Environmental Health Officer and Mr Withers, Development Manager (Planning), I can confirm that at present, having assessed the facts currently available and on the basis of the information you provided in the signed PCN, the local planning authority is able to accept that a material change of use of the property has not occurred.

However, during our visit you suggested that you aspire to grow the business and increase the number of dogs to be groomed at the site with a view to relocating the business to a larger and more suitable premise. Therefore, the case may be reviewed if further complaints are made of excessive activity in relation to dog grooming at the site. I would welcome your future co-operation in any such event.

In cases where a material change of use is alleged, the decision on whether planning permission is required is based on fact and degree. Therefore, I remain unable to provide you with a specific number of dogs you would be able to groom daily without planning permission being required.

I hope the above serves to clarify the matter as it currently stands. I thank you for your co-operation in this case. I will be writing to the complainant/s to advise the outcome of this investigation.

Yours sincerely,

AMY WEST
DEVELOPMENT SUPERVISOR/ ENFORCEMENT OFFICER