

1. Introduction

This statement has been prepared in support of a planning application for the erection of a small, single-storey timber garden cabin within the residential curtilage of 17 Ernest Fitches way, Littlehampton.

The proposed structure will facilitate a small-scale dog grooming business operated by the occupant of the dwelling, ancillary to the primary residential use.

2. Site and Surroundings

The application site comprises a residential property situated within an established residential area characterised by similar dwellings and associated domestic outbuildings.

The proposed cabin will be located to the rear of the property, positioned behind the existing garage. Due to its siting and modest height, the structure will not be visible from the public street and will have no impact on the character or appearance of the street scene.

3. The Proposed Development

The proposal seeks permission for:

- A single-storey timber garden cabin measuring approximately 8ft by 10ft
- A maximum overall height of less than 2.6 metres, including its base
- The structure will be installed on a low-profile 100mm concrete pad, ensuring a stable and durable foundation without materially increasing its visual prominence
- Use of the structure for a small-scale, appointment-only dog grooming business ancillary to the dwelling

The scale of the structure is modest and typical of domestic garden outbuildings.

4. Design and Appearance

The cabin will be constructed from timber, providing a natural and appropriate finish within a garden setting. Its limited height and siting behind the existing garage ensure it will remain discreet and visually unobtrusive.

Given that the structure will not be visible from the public realm, there will be no harm to the visual amenity or character of the surrounding area.

5. Use and Operation

The proposed dog grooming business will operate on a strictly low-intensity basis:

- Appointment-only system with one customer at a time

- Maximum of approximately 2-4 customers per day
- Operating hours limited to 09:00-17:00
- No additional staff employed

The use will remain clearly subordinate and ancillary to the main residential use of the property.

6. Impact on Residential Amenity (Including Noise)

The proposal has been carefully designed to ensure no adverse impact on neighbouring houses.

All grooming activities will take place within the enclosed cabin, which will provide effective containment of noise. Only one dog will be present at any given time, and visits will be strictly controlled via appointment, preventing any overlap or congregation.

Any noise generated (such as from grooming dryers or occasional barking) will be low-level, short in duration, and comparable to typical domestic activity. The very limited number of daily appointments ensures noise will be intermittent rather than continuous.

No external lighting or signage is proposed, and there will be no overlooking, loss of privacy, or overbearing impact.

7. Highways and Parking

Customer visits will be staggered and strictly by appointment, ensuring only one visitor is present at any time. All parking will be accommodated within the existing driveway of the property. Images of generous driveway spaces included.

The proposal will not result in increased on-street parking demand or any adverse impact on highway safety.

8. Conclusion

The proposed development is modest in scale, discreetly located, and sensitively designed. The associated use is low-intensity, well-managed, and clearly ancillary to the primary residential function.

The structure's limited height, minimal base, and screened position ensure it will not be visible from the street or harmful to the character of the area. The proposal will not result in any unacceptable impacts on neighbouring amenity or highway safety.

Accordingly, the development fully complies with relevant planning policies, and approval is respectfully requested.