

Applicant or Agent Details

Applicant Agent

Applicant Details

Mrs

Lynn

Keggie

Edinburgh

United Kingdom

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

49 SOUTH GYLE WYND

Address 2:

SOUTH GYLE

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH12 9EU

Please identify/describe the location of the site or sites

Northing

671894

Easting

319203

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

To start a small dog grooming business working out of the address. no change to building required . Utilising the current conservatory.Planning to take 2 or 3 dogs a day for 4 days a week. Customers will drop their off dog & collect once finished.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

We are seeking a review to the decision to refuse permission for the proposed change of use from a dwelling house to a dwelling house/ dog grooming business. The attached documents and in particular the Supporting Information for Local Review Board ,Letter from Councillor Hyslop,and letters from neighbours will demonstrate why the proposed change of use, therefor would not be inappropriate on a residential street due to increased noise & disturbance.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Supporting Information for Local Review Board , Location Plan, Floor plan, Letter of Support from neighbours, Letter from Councillor Hyslop

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/04765/FUL

What date was the application submitted to the planning authority? *

07/10/2024

What date was the decision issued by the planning authority? *

21/01/2025

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mrs Lynn Keggie

Declaration Date: 04/02/2025

PLANNING APPLICATION REF: 24/04765/FUL

SUPPORTING INFORMATION FOR LOCAL REVIEW BOARD

Proposal

The planning application is for a small dog grooming salon as outlined in the drawings, which covers an area of 10.65 square metres, in the property at 49 South Gyle Wynd. The salon will be housed in the conservatory with mains electricity, drainage & water supply. To be used as a studio for the sole purpose of self-employment as a dog groomer.

Access will be via the private garden at the rear of the house and front entrance to the property. There is private parking at the rear so there will be no adverse effect on neighbouring parking.

Neighbours have given their support for this venture and no official objections have been raised.

Discussions have taken place with the immediate neighbours and we have outlined the proposal to which they have advised they have no concerns. A number of neighbours have provided letters for support. (Attached)

The current waiting list is 2-3 months for a grooming appointment in the area, which implies a need for additional services.

Operating Procedure

The salon will be operated by Kirsten Keggie, as a sole groomer on an "appointment only" basis with staggered appointment slots minimising customer crossover, minimising dog interaction and reducing any potential for traffic congestion and parking issues. The owner will return for the dog only when I have contacted them to do so.

It is proposed that the salon will be open 10am -4pm up to 4 days a week. There will be about 2 or 3 grooms per day, with appointments lasting between 1-3 hours. The purpose of these working hours is to allow a flexible work pattern which accommodates variation in service demands, but would not exceed the outlined proposal above.

Noise Abatement Measures

The conservatory is doubled glazed. The doors and windows will be kept closed for security and noise reduction measures during grooms.

There will not be any holding facilities in the premises or the garden, and it would be made clear to clients that dog minding prior to, and after, each appointment slot is NOT provided. Based on my training and experience in a similar small studio this is a highly effective noise abatement measure as it minimises contact between strange dogs, and dogs are much calmer than if crated or held for long periods of time.

Based on my training and experience noise levels are no more than a home hairdressing salon or home child care service. Any equipment used would be no louder than the home hairdryer. With offering a one in one out service, any potential noise would not exceed an average residential property that contains a family dog.

The dog grooming salon will be staffed at all times by Kirsten Keggie, a qualified dog groomer, so would not lead to any noise disruption by unsupervised or misbehaving dogs.

Having checked the sound levels of the equipment required to run the salon, none of the items generate noise more than a domestic appliance, range between 55 and 65 decibels measured from outside. Bearing in mind any noise generated will be for approximately 15mins in every 2 hours approximately while drying the dog.

Waste Management

The business will generate very little waste (dog hair), this will be disposed of via commercial waste as permitted per current waste regulations guidelines.

Parking

It is expected that my client base will be mainly from the local and surrounding areas. Many clients will walk to and from their appointments, minimising any potential for increased traffic. There is a private parking space to the rear of the property, there is also ample on street visitors parking available at the front of the property available for clients use.

I would also offer a limited collection and drop off service to further reduce potential client traffic.

Precedent

I am aware of many dog groomers who run successful home salons throughout Edinburgh and the Lothians (and beyond), who have gained permission for change of use within residential areas. In particular Currie Dog Groomers has operated for a number of years, Howl & Hound who have operated for 5 years, Hairy Styles have been operating for 6 years, whom Edinburgh Council authorised change of use. In addition it is worth noting that a brief inspection on Google maps or similar search shows various small businesses, including dog groomers listed at residential addresses in the local area.

With reference to the above, it is considered the proposed change of use of the property would have no adverse impact on the land, local amenities, increase in traffic or be of any nuisance to neighbours.

The proposed change of use therefor would not be inappropriate on a residential street due to increased noise & disturbance.

Cllr Euan Hyslop
253 High Street
Edinburgh
EH1 1YJ

Colleagues on the Planning Local Review Body,

I'm writing in reference to the application number 24/04765/FUL which refused under a delegated decision on 21 Jan 2025.

I disagree with the decision that Officers arrived at on this application and don't believe the grounds upon which they have refused permission stand up to any scrutiny. I will take them in turn:

Firstly, planning officers have cited Policy Hou 7: Proposals which would result in the loss of residential dwellings through demolition or a change of use will not be permitted. However, it is very clear looking at the proposal that there will be absolutely no loss of housing.

Secondly, officers cite Env 33 which concerns protecting amenity for future occupiers of the property and of neighbouring residences. On the matter of the property itself, there is no structural changes proposed. The only change of note is that the applicant wishes to run the water supply into the conservatory. It's clear that there will be no impact on the amenity of future occupiers. In reference to neighbours, there will be no impact on amenity from odour, space standards, noise, daylight, sunlight, privacy or immediate outlook, and the neighbours currently resident have written in support of the planning application.

Thirdly, NPF 4 policy 16 has been cited and I would argue that they do not apply. I'm guessing that Officers were referencing 16 g, but it does seem incomprehensible that running water into a conservatory would change the character of the home.

Lastly, the reference to Inf 7 has indicated challenges with parking. I would make the case that this particular policy is relevant to new buildings where the Council is trying to promote low- or no-parking development. There is no change proposed here to parking provision for the property. There is no evidence that the very small number of clients that are likely to attend this salon will necessarily drive.

If future clients do choose to drive, then there is private parking available to the rear of the house. I think it's important to add at this point that with the size of the facility being so limited, alongside other considerations, the applicant has indicated that there is likely to be two or three grooms per day. If the basis of this refusal is related to impacts on amenity, then that does not stand up to scrutiny.

Considering the house is going to continue to be used as a private residential dwelling, there will be no impact on amenity of neighbouring residents present or future, this application should be granted. I ask that you overturn the Officers' decision.

Councillor Euan Hyslop

Drum Brae/Gyle (SNP)



To Whom it may concern

Change of Use – Opening small dog grooming salon

49 South Gyle Wynd EDINBURGH EH12 9EU

Application No. 24/04765/FUL

I would like to lend my support to the opening of a small salon at the above address.

This would be an amenity to the area. With the limit of a single dog groomer, planning 2 or 3 grooms per day, between 10am and 4pm, having appointments 20 mins apart to avoid interaction with other dogs, I support the application.

Signed ...



.....

Address



28/1/25

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.....

Address

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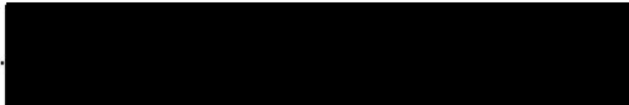
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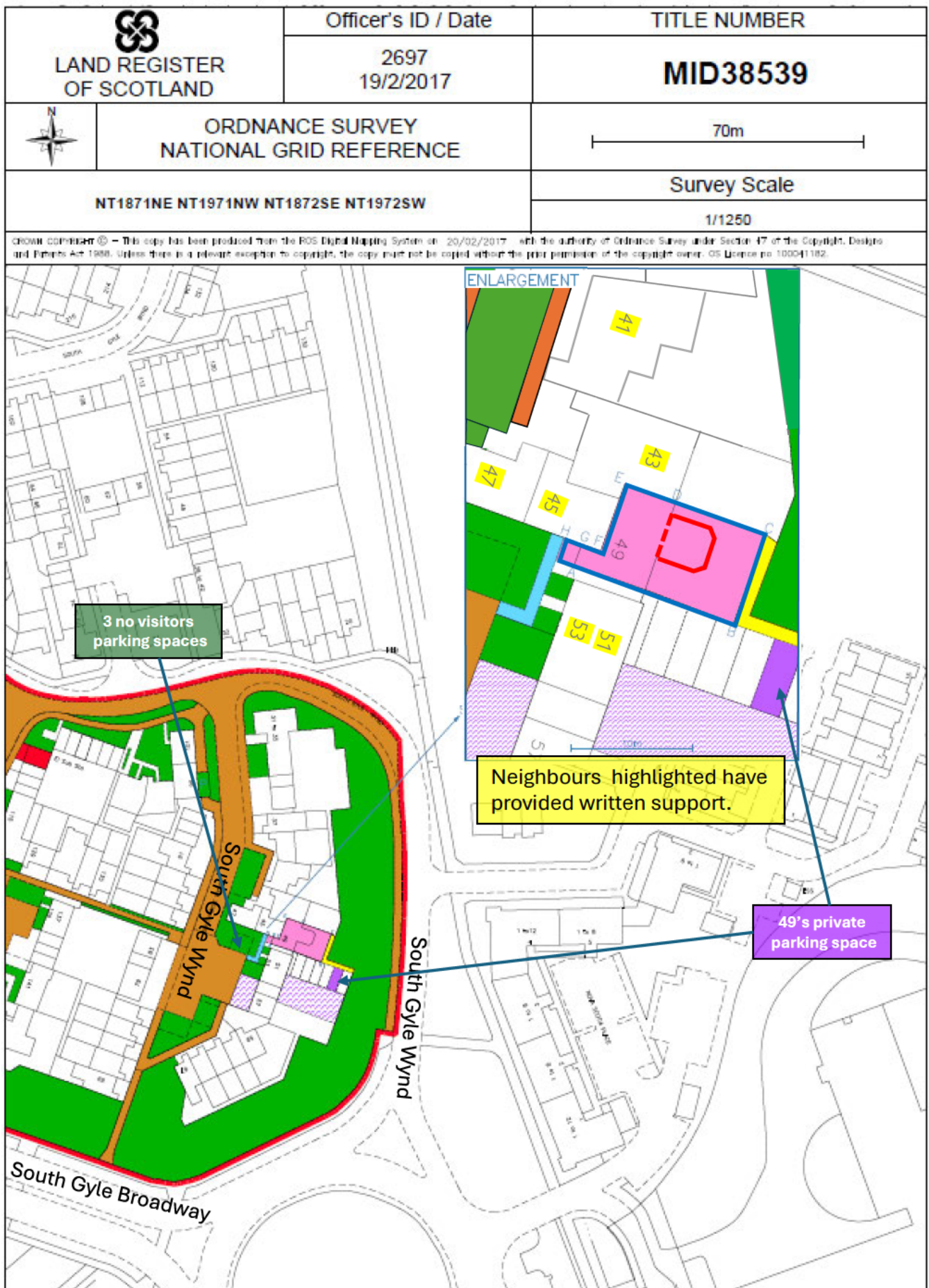
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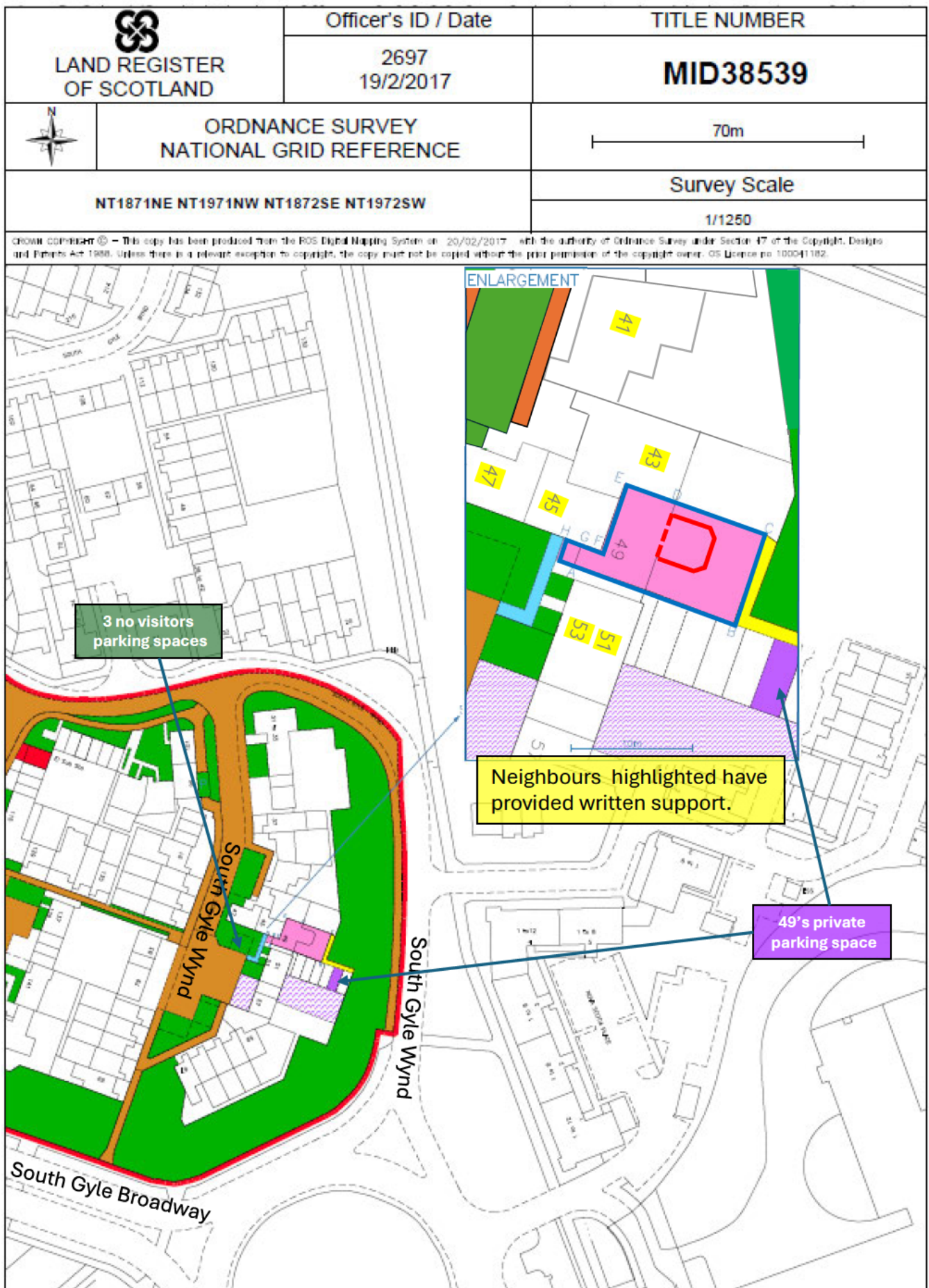
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49 South Gyle Wynd – A material change in the use of a building application



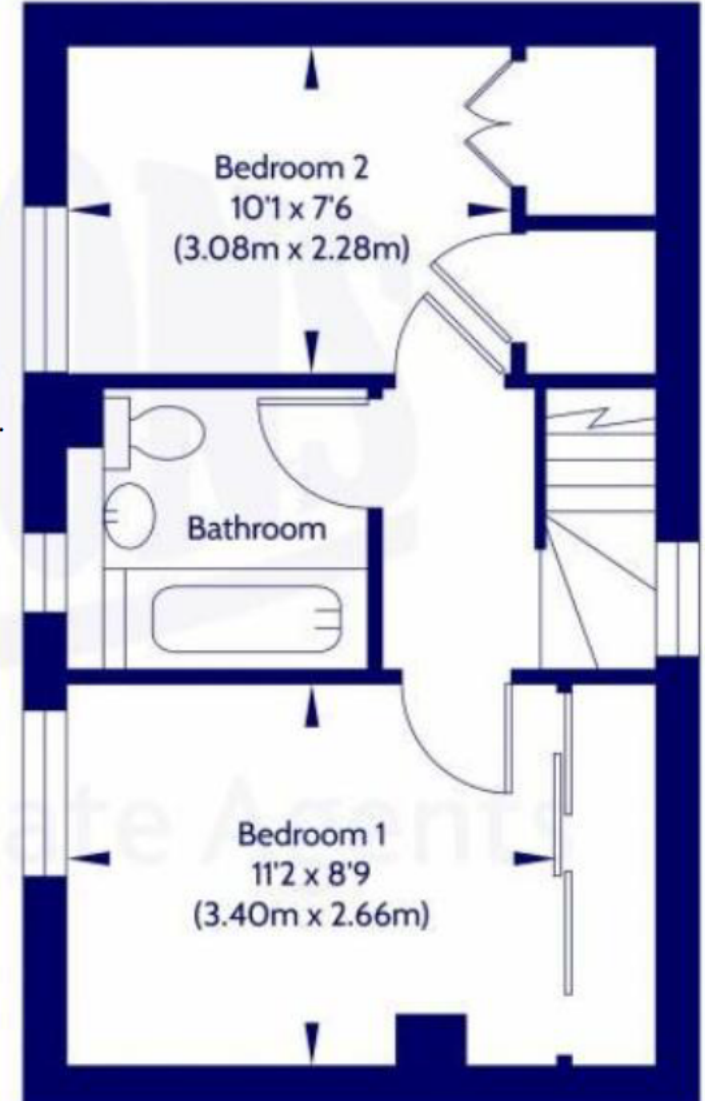
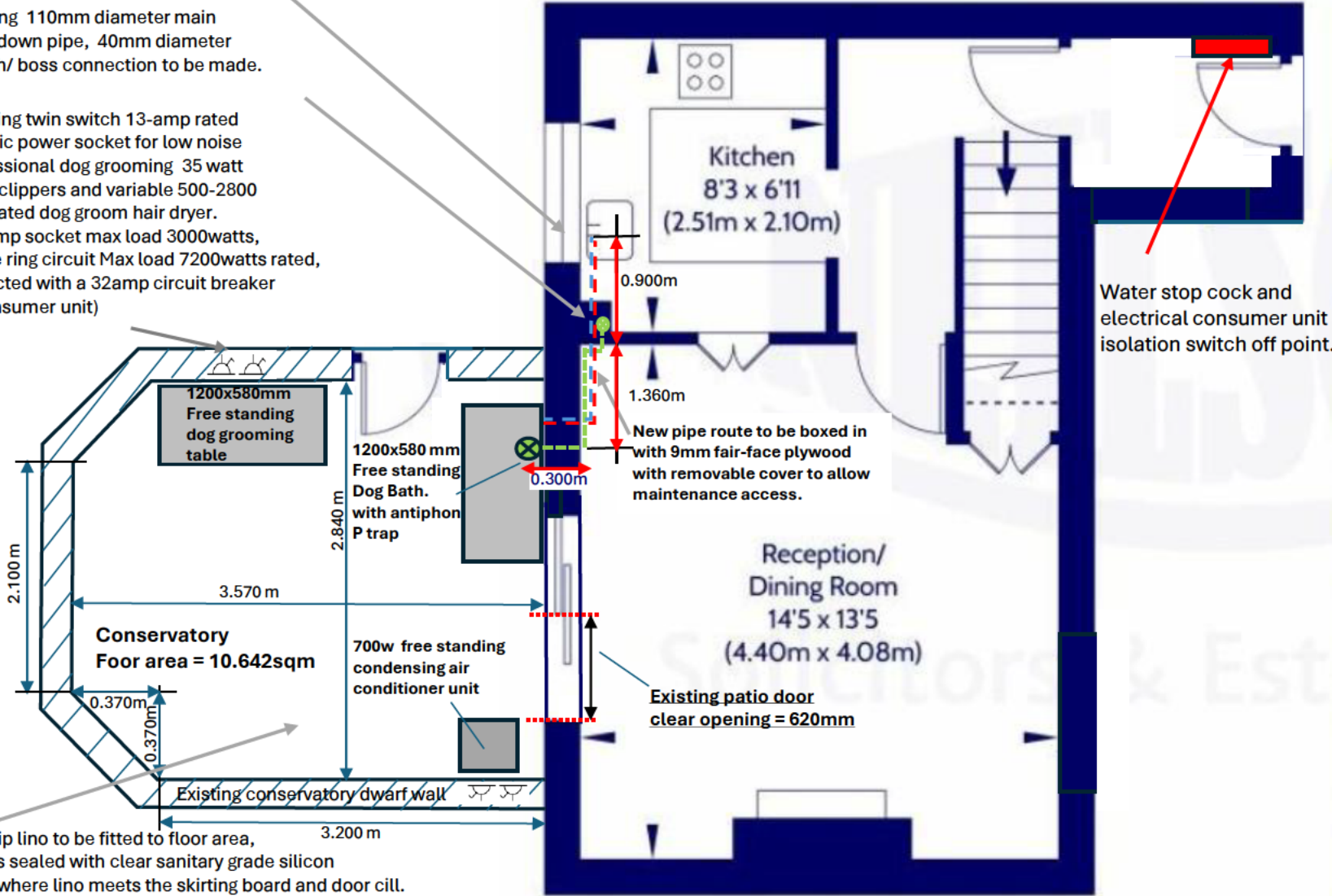
49 South Gyle Wynd – A material change in the use of a building application

Change of use application – Proposed dog grooming services utilising conservatory space - 49 South Gyle Wynd

-Existing kitchen Sink
hot + cold-water supply
15mm diameter tee connection
with non-return valves.

-Existing 110mm diameter main
stack down pipe, 40mm diameter
Branch/ boss connection to be made.

-Existing twin switch 13-amp rated
electric power socket for low noise
professional dog grooming 35 watt
rated clippers and variable 500-2800
watt rated dog groom hair dryer.
(13-amp socket max load 3000watts,
house ring circuit Max load 7200watts rated,
protected with a 32amp circuit breaker
at consumer unit)



Ground Floor

First Floor

- **Conservatory has existing trickle vents** on all closed hopper windows for natural ventilation around the perimeter of the conservatory.

- **Environmental noise impact from dog grooming operations.** During test when using 'on loan' clippers, hair dryer and instances when the owners dog barked, peak decibels measured from outside the conservatory at the neighbouring properties boundaries and directly outside the conservatory with doors and windows closed was measured at between 55-75 decibels. (75 decibels peak measured when dog barked) It was noted that the ambient noise levels mean peak during the day between 8am to 6pm varied between 65 decibels and in excess of 80decibils when taking into account traffic noise of nearby roads.