

Calum Rennie.  
90 Corstorphine Road  
Edinburgh  
EH12 6JQ

Mr Rowe  
2 Allan Park Road  
Edinburgh  
EH14 1LB

**Decision date: 18 November 2020**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Conversion of an existing freestanding garage to a dog grooming studio (Class 2 - professional services). Replacement of existing roof structure with new inner leaf structure and finishes, and existing openings with new doors, glazing and infill.  
At 2 Allan Park Road Edinburgh EH14 1LB

**Application No:** 20/03878/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 14 September 2020, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

**Conditions:-**

**Reasons:-**

1. The proposal is contrary to the Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the proposed use would be inappropriate on a residential street due to increased noise and traffic..

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

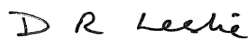
Drawings 1-7, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal would introduce a commercial use into a residential area and would cause additional pedestrian and/or vehicle movements and increased noise. It is contrary to policy Hou7.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Stephen Dickson directly at [stephen.dickson@edinburgh.gov.uk](mailto:stephen.dickson@edinburgh.gov.uk).



**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

## NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at [www.eplanning.scot](http://www.eplanning.scot) or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email [localreviewbody@edinburgh.gov.uk](mailto:localreviewbody@edinburgh.gov.uk).

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

# Report of Handling

**Application for Planning Permission 20/03878/FUL  
At 2 Allan Park Road, Edinburgh, EH14 1LB  
Conversion of an existing freestanding garage to a dog grooming studio (Class 2 - professional services).  
Replacement of existing roof structure with new inner leaf structure and finishes, and existing openings with new doors, glazing and infill.**

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	20/03878/FUL
<b>Wards</b>	B09 - Fountainbridge/Craiglockhart

## Summary

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The proposal would introduce a commercial use into a residential area and would cause additional pedestrian and/or vehicle movements and increased noise. It is contrary to policy Hou7.

## Links

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<a href="#"><u>Policies and guidance for this application</u></a>	LDES12, LHOU07, NSGD02,
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# Report of handling

## Recommendations

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**1.1** It is recommended that this application be Refused for the reasons below.

## Background

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### 2.1 Site description

The property is a detached bungalow standing on raised ground at the junction of Slateford Road and Allan Park Road. It has a secondary frontage onto Allan Park Drive where a small detached single garage stands.

Character to the north is mixed: from this side the property lies in a group of mainly two storey buildings lying between two bridges over Slateford Road. Uses here include hot food takeaways and class 2 units. Billboards on a banking to the north-east screen a hypermarket (Asdas). It is noted that the house to the immediate west has been converted into a Buddhist temple. The banking to the north holds a railway line and Slateford Station lies 100m to the north-west. Slateford Road itself is the main arterial road in the area. A box junction lies adjacent to the site on Slateford Road.

However, character to the south on Allan Park Drive is exclusively residential. This pocket of residential uses lies sandwiched between the railway line and the Union Canal and is a cul-de-sac of bungalows.

### 2.2 Site History

There is no relevant planning history for this site.

## Main report

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### 3.1 Description Of The Proposal

The application proposes redesign of a small garage in the rear garden of the house, retaining its footprint (3.3m x 7.3m) but creating a low monopitch roof and replacing the garage door with a fixed frontage. The premises will have access from the south (Allan Park Drive) rather than from the north (Slateford Road).

The garage is to then operate as a class 2 (professional service).

The main house (which lies within the red line boundary) will remain residential.

### 3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **3.3 Assessment**

To address these determining issues, it needs to be considered whether:

- a) the proposed use is acceptable
- b) the physical alterations are appropriate to the area
- a) LDP policy Hou 7 considers inappropriate uses in residential areas.

Although the area to the north, on Slateford Road, is commercial in nature, this commercial character does not extend southward beyond that street frontage. Allan Park Drive (from which the proposed class 2 premises would be accessed) is wholly residential in character. A non-residential use would not be appropriate on this street.

The Council's Guidance for Businesses offers further guidelines on working from home. The proposal does not fall within the parameters within which permission would not be required.

The guidance considers factors which impact upon neighbouring residents. In this regard the proposal would create additional pedestrian and/or vehicle movement relating to the use and the numbers of these could not be restricted. This additional pedestrian/vehicle movement would cause a loss of residential amenity to neighbours.

The proposed use has potential for barking dogs and subsequently may cause a noise nuisance beyond normal domestic expectations for pet dogs. This would cause a loss of residential amenity.

In summary, the proposal is likely to have an adverse effect on residential amenity through additional activity and additional noise.

The proposal would introduce a commercial use into a residential area (Allan Park Drive) which is characterised by solely residential uses, and is unacceptable for this reason, being contrary to policy Hou7.

- b) LDP policy Des12 and the Edinburgh Design Guidance consider the impact of operational development on neighbouring amenity.

The physical alterations are minimal, but improve the aesthetic of the existing garage structure.

Height on the mutual boundary (to the west) rises from 2.0m to 2.35m (the height of the existing ridge). This marginal increase has no significant impact on neighbouring daylight and continues to comply with guidelines.

As a single storey structure, no privacy issues arise.

The physical alterations are acceptable.

It is recommended that this application be Refused for the reasons below.

### **3.4 Conditions/reasons/informatives**

#### **Reasons:-**

1. The proposal is contrary to the Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the proposed use would be inappropriate on a residential street due to increased noise and traffic..

## **Risk, Policy, compliance and governance impact**

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**4.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **5.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Consultation and engagement**

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### **6.1 Pre-Application Process**

There is no pre-application process history.

### **6.2 Publicity summary of representations and Community Council comments**

No representations have been received.

## Background reading / external references

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- To view details of the application go to
- [Planning and Building Standards online services](#)

**Statutory Development  
Plan Provision**

**Date registered** 14 September 2020

**Drawing  
numbers/Scheme** 1-7,  
Scheme 1

David R. Leslie  
Chief Planning Officer  
PLACE  
The City of Edinburgh Council

Contact: Stephen Dickson, Senior planning officer  
E-mail: [stephen.dickson@edinburgh.gov.uk](mailto:stephen.dickson@edinburgh.gov.uk)

## **Links - Policies**

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### **Relevant Policies:**

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

# Appendix 1

## Consultations

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### **Roads Authority**

No objections.

END

## **2 Allan Park Road | Neighbourhood support for Garage Conversion proposal**

Planning Application Ref: 20/03878/FUL

As you may have been notified by Edinburgh Council, in September the property holders of **2 Allan Park Road, EH14 1LB** submitted a planning application to convert their existing free-standing garage that faces onto Allan Park Drive into a dog grooming studio, operated by themselves.

As of November, this application has been refused on the grounds of *Local Development Plan Policy Hou 7*, which is in place to protect residential amenity in predominantly residential areas from the development of new, inappropriate uses by considering their impacts on the neighbourhood.

In particular, the garage proposal has been refused over concerns of *the potential for barking dogs [that] subsequently may cause a noise nuisance beyond normal domestic expectations for pet dogs and additional pedestrian/vehicle movement or traffic.*

We, the applicants, do not believe this to be so and are making appeal to overturn the planning refusal.

With respect to the arguments set out in the supporting statement of the application and in our discussion here, we believe the concerns of excessive noise and traffic on the street are undue in this instance. As such, on those assurances we would greatly appreciate an illustration of your support by signing the attached form.

Beyond our conversation, all information regarding the submission to planning can be found by searching the above reference number on Edinburgh Council's Planning Service page or by visiting the link below:

**<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=summary&keyVal=QGMZK4EWLQF00>**

13<sup>th</sup> January 2021

**2 Allan Park Road | Neighbourhood support for Garage Conversion proposal**  
Planning Application Ref: 20/03878/FUL

By signing below, you show your support for the above planning application as was submitted to Edinburgh Council.

Name:

Margory Wilson

Address:

4 Allan Park Road EH14 1LB

Signature:

[Redacted Signature]

Date:

14/1/21




**Allan Park Road | Neighbourhood support for Garage Conversion proposal**  
Planning Application Ref: 20/03878/FUL

By signing below, you show your support for the above planning application as was submitted to Edinburgh Council.

Name: Nikki O'NEIL

Address: 2 Allan Park Drive

Signature: 


Date: 14 JANUARY 2021

**Allan Park Road | Neighbourhood support for Garage Conversion proposal**  
Planning Application Ref: 20/03878/FUL

By signing below, you show your support for the above planning application as was submitted to Edinburgh Council.

**Name:** Jacqueline Donoghue Johnmichael Donoghue

**Address:** 7 Allanpark Drive EH14 1LW

**Signature:** 

**Date:** 13.1.2021

**Allan Park Road | Neighbourhood support for Garage Conversion proposal**  
Planning Application Ref: 20/03878/FUL

By signing below, you show your support for the above planning application as it was submitted to Edinburgh Council.

Name: DEBORAH MCGINLEY

Address: 4 ALLAN PARK DRIVE EH14 1LP

Signature: 

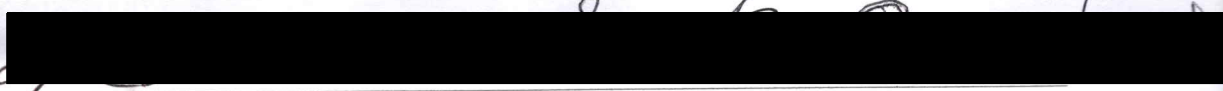

Date: 14/1/21

**2 Allan Park Road | Neighbourhood support for Garage Conversion proposal**  
Planning Application Ref: 20/03878/FUL

By signing below, you show your support for the above planning application as was submitted to Edinburgh Council.

Name: MR ALLAN CARMICHAEL & MRS SANDRA CARMICHAEL

Address: 11, ALLAN PARK DR. EH14 1LW.

Signature:  

Date:

14<sup>TH</sup> JAN 2021

14<sup>TH</sup> JAN 2021

**2 Allan Park Road | Neighbourhood support for Garage Conversion proposal**  
Planning Application Ref: 20/03878/FUL

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13<sup>th</sup> January 2021

8 Allan Park Drive

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## **Supporting Statement for Review**

Planning Application Ref: 20/03878/FUL

2 Allan Park Road, Edinburgh, EH14 1LB

22 January 2021

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## **Proposal**

As illustrated in the drawings provided, proposed is the conversion of an existing garage structure for use as a small dog grooming studio alongside continued household storage for the attached residential property. This includes replacement of the existing asbestos roof structure with a new inner leaf structure of timber stud construction, and of existing openings with new doors, glazing and infill.

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## **Outline Business Operation**

The dog grooming studio is for use by myself, Kristie Rowe, a sole trading qualified dog groomer and member of the attached family home. The business would operate in the proposed space as such:

- 5 days a week, Monday - Friday, occasionally Saturday;
- within normal daytime business hours, 09:30 - 17:00;
- a maximum of 3 pre-booked staggered appointments per day, no walk-ins;
- full groom appointments lasting 1.5 - 2 hours each with a 30 minute studio clean in-between bookings;
- short 5 minute client drop-off and pick up.

As a sole-trader and business operator, I would be in full control of the day-to-day running of the studio and, as a member of the household, in close contact with neighbours at all times. The business does not intend to grow beyond the above model whilst on this site. The Handling Report states that the external appearance of the garage is seen to be improved by the proposal. There is no intention to signal its change of use through external advertisement or signage.

Currently, it is not feasible for me to rent or purchase premises as a start-up business in the current economic climate and pandemic. In this instance, working from home through a conversion of the existing garage of the family home remains the only way of becoming operational upon graduating from my college training in the spring of 2020.

–  
**Noise**

The Handling Report notes that:

*“The proposed use has potential for barking dogs and subsequently may cause a noise nuisance beyond normal domestic expectations for pet dogs. This would cause a loss of residential amenity.”*

However, as illustrated by the Outline Business Operation, this would not be the case. The management of appointments, staggered by 30 minutes intervals to allow for cleaning in between, ensures that only one dog will ever be present within the studio at any given moment.

The relatively small floor area of the proposed studio means that only one grooming table will ever fit (a 750mm offset of clear space is required to work all around the table), nor is there space for any form of holding area for dogs in-between appointments. With this in mind, and given the proposed hours of operation, there is in fact less probability for noise than an average residential property that is home to a single dog.

Further, it is my experience throughout training, and that of the dog grooming community's, that the process of grooming is calming for dogs. It is not a play environment. In fact, dogs often fall asleep or nap in the duration of an appointment. The probability of excessive noise levels associated with the animal are very low.

The highest level of noise from any equipment used in the grooming process is the blow dryer – no louder than an average hand-held domestic hairdryer.

In any case, doors will remain closed at all times for security reasons as well as noise. A new internal timber stud wall construction, as shown in the drawings, will also insulate any noise the results from internal activity. The eastern boundary is well buffered by a tall, mature hedge; the immediate western boundary features no existing or proposed wall openings.

As explained in the Supporting Statement of the original submission, in the unlikely event of a dog becoming unsettled or noisy, procedures would be in place to calm the situation, in most cases requiring an early pick-up by the client.



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## Traffic

The Handling Report also notes that:

*"The Council's Guidance for Businesses offers further guidelines on working from home. The proposal does not fall within the parameters within which permission would not be required.*

*The guidance considers factors which impact upon neighbouring residents. In this regard the proposal would create additional pedestrian and/or vehicle movement relating to the use and the numbers of these could not be restricted. This additional pedestrian/vehicle movement would cause a loss of residential amenity to neighbours."*

It is to abate this very reason that the appointment system, as outlined above, is proposed. Walk-in service would neither be practicable for the size of the proposed studio or conducive to the level of preparedness required to meet the professional standards that I hold as a qualified groomer. It is also for this reason that no external advertising or signage will need installed.

Considering the maximum frequency of clients manageable per day (three), the level of associated traffic does in fact meet a threshold and is therefore restricted and to minimal effect. It is not unfeasible to imagine three visitors to any property on the street within the course of a day which would generate an equivalent level of traffic.

It is important to consider the nature of the drop-offs themselves. My intention is to build up a local and reliable client base. As such, associated vehicle traffic cannot be assumed as the default with many clients likely walking to and from the proposed studio with their dogs.

For any vehicle drops offs, this brief requirement for parking would be fulfilled by on-street spaces just by the junction of Allan Park Road and Slateford Road, where controlled access to the garage is possible from a path along the eastern boundary of the wider site or a short walk around the corner on the pavement. Whilst clients will be directed primarily to these spaces for the five minute drop-off, there is also on-street parking on most of the surrounding streets should those space be filled.

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As set out on page 6 of the City of Edinburgh Council's *Guidance for Businesses* document (referred to in the Handling report);

*"planning permission will not be required for the use of a house as a bed and breakfast or guest house if:*

- The house has less than four bedrooms and only one is used for a guest house or bed and breakfast purpose*
- The house has four or more bedrooms and no more than two bedrooms are used for a guest house or bed and breakfast purpose"*

This equivalent scenario could feasibly generate more noise, with coming and going outside of normal business hours and much longer-term traffic and parking issues on a residential street than the outline business operation of my proposed dog grooming studio.



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## **Precedent**

There are several examples of successful dog grooming businesses run from home across Edinburgh. In particular, a similar planning submission for an extension that houses a dog grooming business – initially refused but granted permission on appeal in 2019 – is found on Craiglockhart Road North. This is very much an equivalent context of mainly residential property, similar character, and in fact further from any sort of clustered amenities and main road. On page 136 of *Edinburgh Design Guidance, January 2020* (referred to in the Handling Report), Craiglockhart Road North is identified as a *Local, Low Density Residential Street*, the same street type as Allan Park Drive and Allan Park Road.

Dog groomers in Currie and Rosewell also have similar set-ups in predominantly residential areas that have received planning permission.

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## **Local Community Asset**

Though the application has been refused, no comments or complaints have been expressed officially upon neighbourhood notification or informally to ourselves, members of the household and property owners, throughout the planning process.

Instead, please find attached evidence of neighbourhood support for the proposal. This has been gathered as signatures after covid-safe doorstep discussions of the design changes and business operation outlined in the planning submission.

Please also find attached an email of support from our local Ward 9 - Fountainbridge/ Craiglockhart Councillor, Cllr. Johnstone.

It is our lived experience as long-time residents of the street and area, that the surrounding neighbourhood has a strong concentration of dog owners that would benefit from this business. We know that this dog grooming studio would become an asset to the street, which would be gaining a local community amenity. Three neighbours on the immediate boundary of the site have already expressed interest in the proposed service for their own dogs.

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My proposed dog grooming business is a small scale operation. It is not a shop, and it is not open to the public. It is an appointment only, drop-off, controlled service housed in an improved structure that upgrades the garage's physical appearance on the street. The presence of the business operation would be minimal and unassuming.

We base our appeal on knowledge and experience of dog grooming services that the level of concern for increased noise and traffic suggested by the Handling Report is not commensurate to the reality of this particular business set-up for the reasons set out above. We request kindly that this case therefore be suitably reconsidered.

**From:** N A Rowe [REDACTED]  
**Subject:** Fwd: FW: Planning application 20/03878/Ful 2 Allan Park Road Edinburgh Eh14 1LB (Case Ref: ED31210)  
**Date:** 28 January 2021 at 13:45  
**To:** Kristie Rowe [REDACTED]  
**Cc:** [REDACTED]

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NR

----- Original Message -----

From: Jane MacPherson <[jane.macpherson@edinburgh.gov.uk](mailto:jane.macpherson@edinburgh.gov.uk)>

To: [REDACTED]

Date: 28 January 2021 at 13:19

Subject: FW: Planning application 20/03878/Ful 2 Allan Park Road Edinburgh Eh14 1LB (Case Ref: ED31210)

Dear Mrs Rowe

Please be advised that I support your/the appeal for planning application 20/03878/FUL.

You have informed me that your neighbours are in support of this application and I have also noted that there are no objections to this application listed online.

I believe that the volume of traffic to the area generated by this business would be minimal as appointments can be quite lengthy for each client. In respect of the issue raised by Planning in relation to noise from dogs barking, I would agree with you that dogs are usually calmed by the grooming experience so I would expect that noise from dogs barking would be very minimal indeed.

I would also state that given the current climate that we are in, it is also good to encourage new local businesses.

Again, I support your appeal for this application given the points that I have listed above.

Kind regards

Councillor Andrew Johnston  
Fountainbridge/Craiglockhart Ward

This statement is intended to further outline the nature of the business that would occupy the proposed garage conversion in the curtilage of 2 Allan Park Road upon a granted change of use.

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### **Business Operation**

The business would operate as a sole trader, involving the grooming of dogs of all breeds. This entails a range of services chosen by the client including bathing, drying, hair cutting and nail clipping. For a medium sized dog, a full groom takes between 1.5 - 2 hours.

Dogs would be dropped off and picked up by clients either side of a booked appointment. These handovers would be kept within 5 minutes. A maximum of one dog would be present on-site at any given time and would not be kept for any longer than a booked appointment. Dogs would be kept under control throughout the full grooming service, restrained both in the bath and on the grooming table with body straps. This is for safety of the dog and the groomer. Outside of this, dogs would be under the direct control of their owners during drop-off and pick-up.

The business would operate only by booked appointments and would not offer a drop-in service. As such, no advertising would be installed externally on the proposed conversion. A maximum of 3 bookings would be taken on weekdays between 09:30am and 17:00pm with the exception of occasional Saturday appointments. As a result, consequent pedestrian and vehicle traffic would be minimal.

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### **Environment**

All Dog Groomers operate under the Environmental Protection Act 1992, and have a duty of care to protect humans, animals and the environment from any potentially harmful effects of their business.

A waste management plan would establish procedures under the Controlled Waste Regulations 1992 to correctly dispose of hair/fur, clippings, excrement and related inorganic waste for separate collection by Edinburgh Council. The grooming space and equipment would be cleaned in-between every appointment.

The noise levels associated with Dog Grooming are generally in line with those of a hairdresser, with drying equipment found to be quieter. The process of grooming is a calming one for dogs; it is not a play environment. As such the levels of noise associated with the animal itself are low.

Groomers based in Scotland are governed by Animal Welfare (Scotland) Act 2006 which requires that any animal in their care not experience any fear or distress. Dogs are generally trained and responsive to human command, but on the rare occasion a dog is distressed, aggressive or unresponsive, including persistent barking, the appointment would be cancelled. Either the dog would not be left by the client at the time of drop-off, or the client would be called for early pick-up and a full service would not be provided.

**Calum Rennie**

m:  
[REDACTED]  
e:  
mail@calumrennie.net

-

### **Supporting Statement**

project :  
Garage Conversion -  
Dog Grooming Studio  
-  
2 Allan Park Road,  
Edinburgh  
EH14 1LB

client :  
Rowe Family

status :  
Planning

September 2020



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto:planning.support@edinburgh.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100303392-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Calum"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Rennie"/>	Building Number:	<input type="text" value="90"/>
Telephone Number: *	<input type="text" value="07463780046"/>	Address 1 (Street): *	<input type="text" value="Corstorphine Road"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="EH12 6JQ"/>
Email Address: *	<input type="text" value="mail@calumrennie.net"/>		

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Alex"/>	Building Number: <input type="text" value="2"/>
Last Name: *	<input type="text" value="Rowe"/>	Address 1 (Street): * <input type="text" value="Allan Park Road"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="EH14 1LB"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="REDACTED"/>	

## Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="2 ALLAN PARK ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH14 1LB"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="670936"/>	Easting	<input type="text" value="322296"/>
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## 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)

Conversion of an existing freestanding garage to a dog grooming studio (Class 2 - professional services). Replacement of existing roof structure with new inner leaf structure and finishes, and existing openings with new doors, glazing and infill.

## 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 of the decision to refuse permission to convert an existing freestanding garage within the curtilage of a residential property to a dog grooming studio (class 2 – professional services). The attached documents, in particular the Supporting Statement for Review, demonstrate why the proposal would not breach Local Development Plan, Policy Hou 7 due to "increased noise and traffic", but instead create a new amenity for the surrounding community.

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)

Statement Clarifying Proposed Change of Use; 01-Location Plan; 02-Existing and Proposed Site Plan; 03-Existing and Proposed Floor Plans and Elevations; 04-Existing East Elevation and Cross Section; 05-Existing West Elevation and Long Section; 06-Proposed East Elevation and Cross Section; 07-Proposed West Elevation and Long Section; Supporting Statement for Review; Signatures of Support from Neighbours; Email of Support from Councillor Johnston.

## Application Details

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

20/03878/FUL

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

14/09/2020

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

18/11/2020

## 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: Mr Calum Rennie

Declaration Date: 29/01/2021



## Proposal Details

Proposal Name	100303392
Proposal Description	Conversion of existing freestanding garage to dog grooming studio, including replacement of existing roof structure, infill of openings, new inner leaf, and installation of electrics and wastewater drainage.
Address	2 ALLAN PARK ROAD, EDINBURGH, EH14 1LB
Local Authority	City of Edinburgh Council
Application Online Reference	100303392-002

## Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

## Attachment Details

Notice of Review	System	A4
Statement Clarifying Proposed Change of Use	Attached	A4
01-LOCATION PLAN	Attached	A4
02-EXISTING AND PROPOSED SITE PLAN	Attached	A3
03-EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS	Attached	A3
04-EXISTING EAST ELEVATION AND CROSS SECTION	Attached	A3
05-EXISTING NORTH ELEVATION AND LONG SECTION	Attached	A3
06-PROPOSED EAST ELEVATION AND CROSS SECTION	Attached	A3
07-PROPOSED NORTH ELEVATION AND LONG SECTION	Attached	A3
Supporting Statement for Review	Attached	A4
Signatures of Support from Neighbours	Attached	A4
Email of Support from Councillor Johnston	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0

## Neighbours Notified for 20/03878/FUL Date 29 September 2020



### Location Plan

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6 Allan Park Drive Edinburgh EH14 1LP

9 Allan Park Drive Edinburgh EH14 1LW

11 Allan Park Drive Edinburgh EH14 1LW

7 Allan Park Drive Edinburgh EH14 1LW

199 Slateford Road Edinburgh EH14 1LA

2B Allan Park Drive Edinburgh EH14 1LP

2A Allan Park Drive Edinburgh EH14 1LP

2 Allan Park Drive Edinburgh EH14 1LP

4 Allan Park Road Edinburgh EH14 1LB

4 Allan Park Drive Edinburgh EH14 1LP



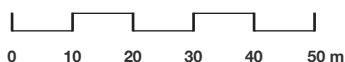
2, Allan Park Road, Edinburgh, City Of Edinburgh, EH14 1LB



Site Plan shows area bounded by: 322224.63, 670864.22 322366.05, 671005.64 (at a scale of 1:1250), OSGridRef: NT22297093. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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**Calum Rennie**

m:  
07463780046  
e:  
[mail@calumrennie.net](mailto:mail@calumrennie.net)

**Location Plan**

drawing number :  
-  
scale :  
1:1250 @ A4

project :  
Garage Conversion -  
Dog Grooming Studio  
-  
2 Allan Park Road,  
Edinburgh  
EH14 1LB

client :  
Rowe Family

status :  
Planning

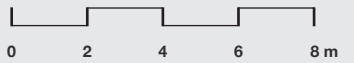
September 2020



- Existing / Site Plan



- Proposed / Site Plan



- Existing & Proposed / Site Plans

project :  
Garage Conversion -  
Dog Grooming Studio  
-  
2 Allan Park Road,  
Edinburgh  
EH14 1LB

client :  
Rowe Family

drawing number :  
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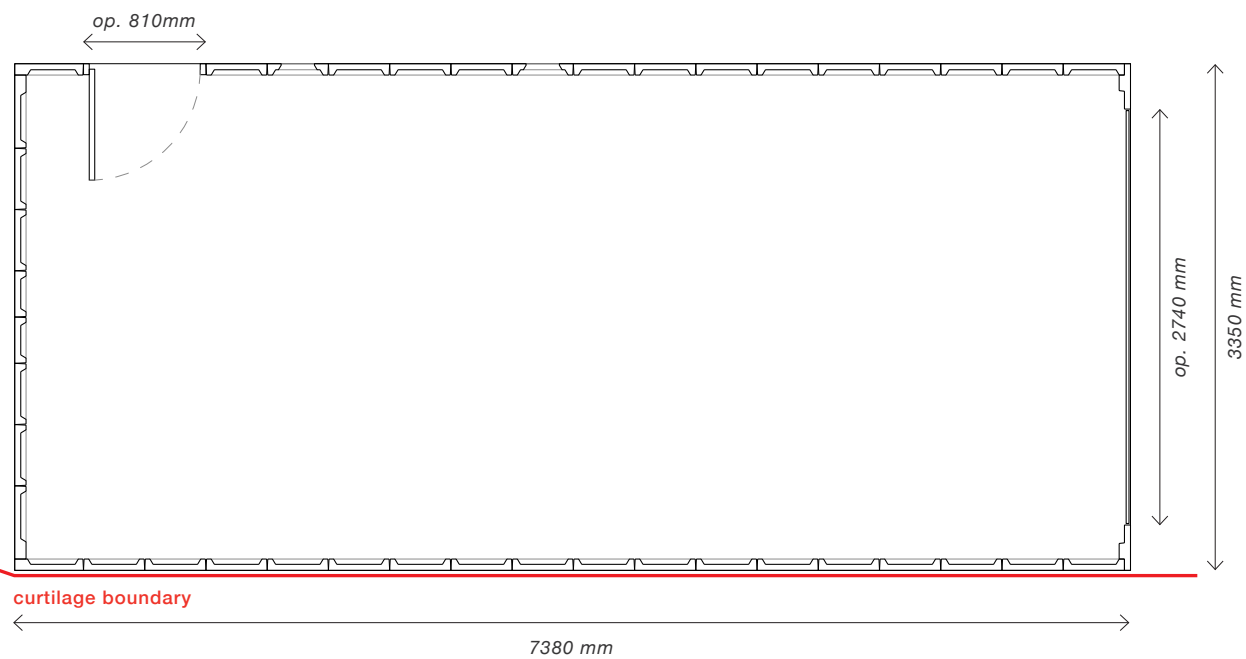
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1:200 @ A3

status :  
Planning

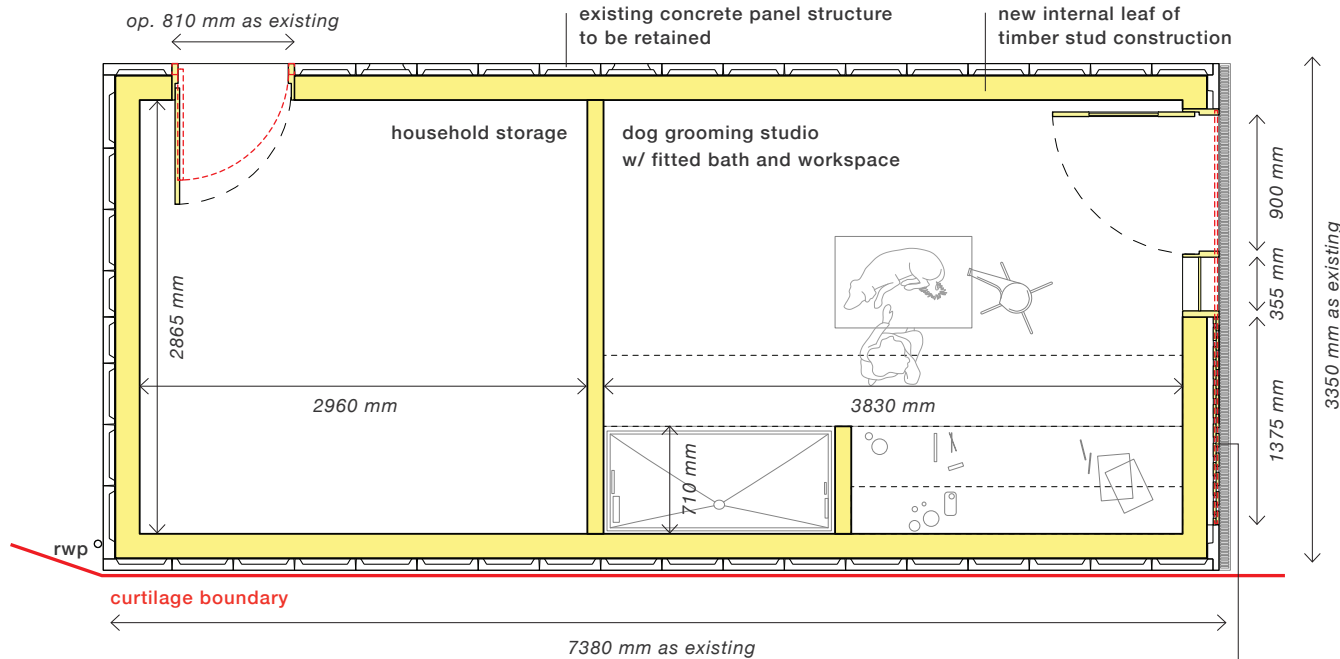
September 2020

**Calum Rennie**

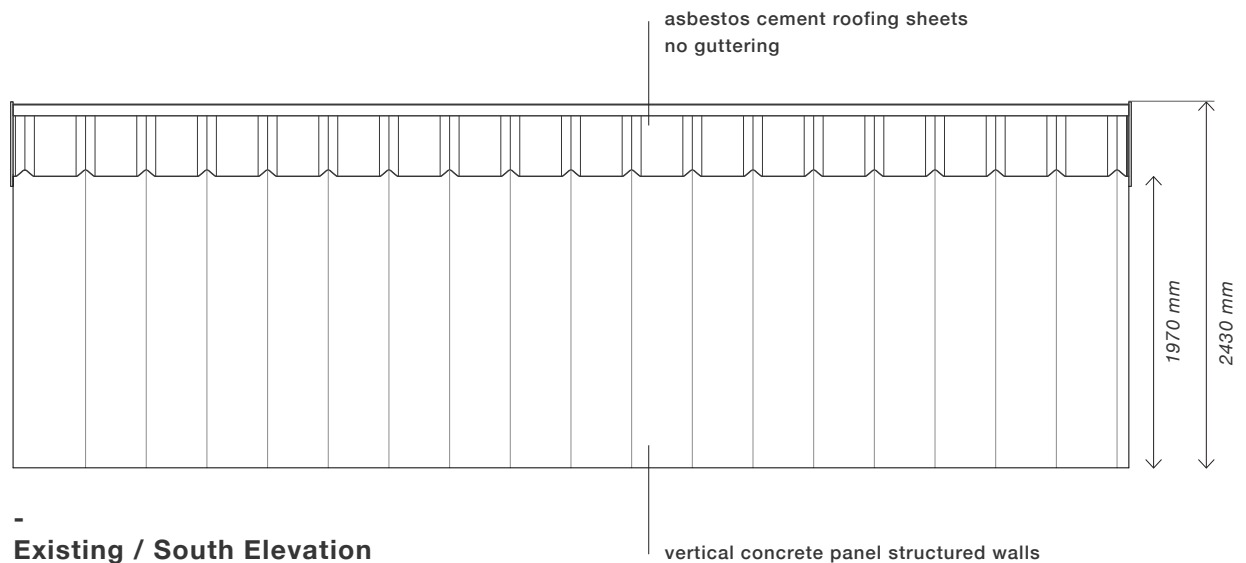
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mail@calumrennie.net



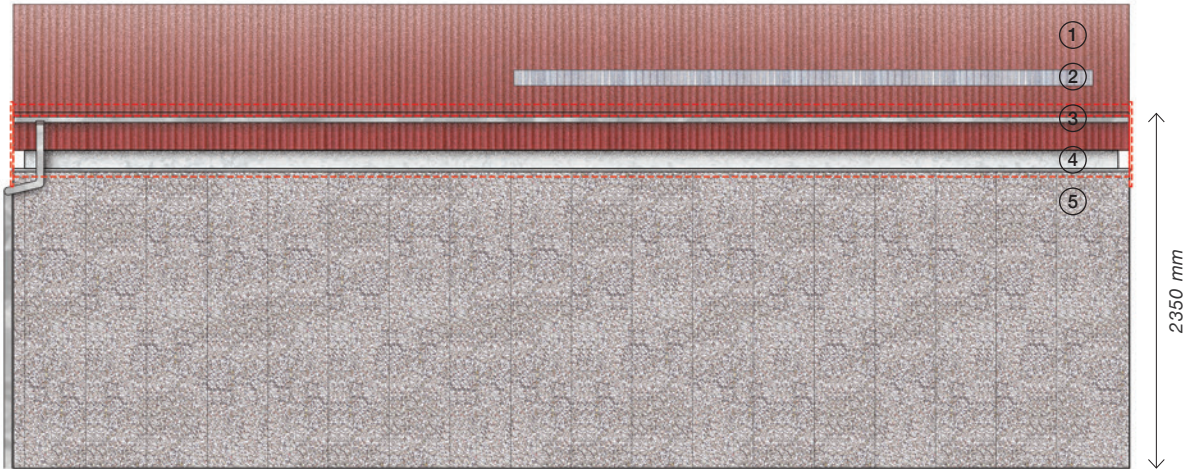
Existing / Floor Plan



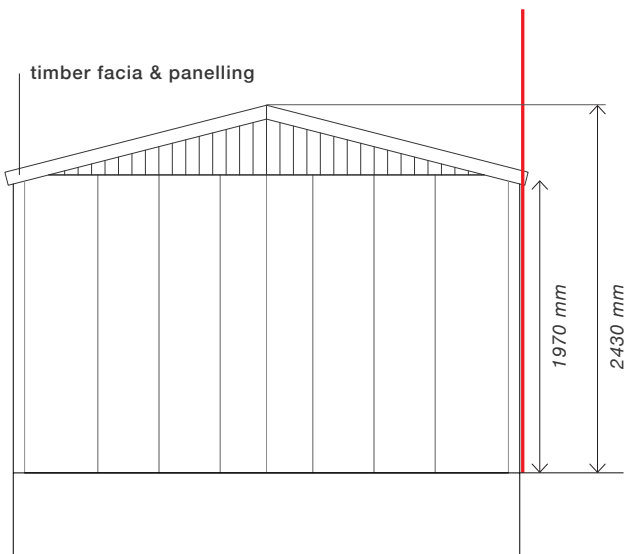
Proposed / Floor Plan



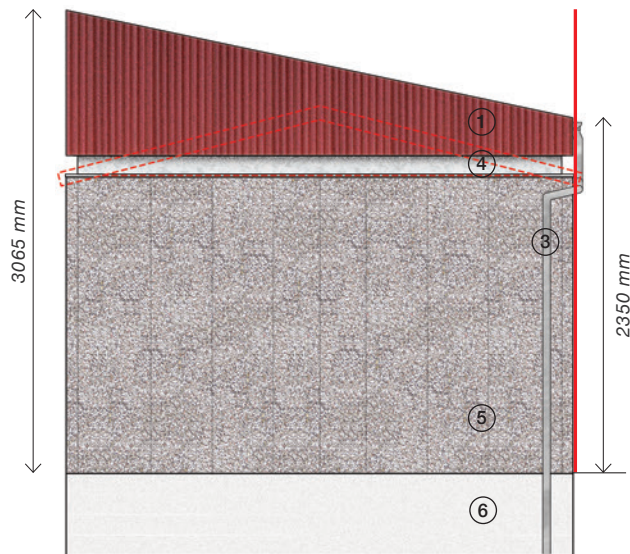
Existing / South Elevation



Proposed / South Elevation



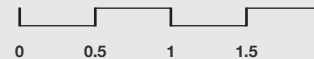
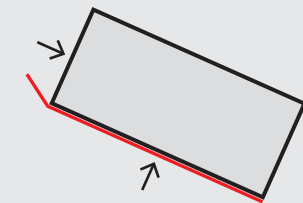
Existing / West Elevation



Proposed / West Elevation

removal of existing roof structure  
(asbestos cement sheets & steel trussing)  
removal of timber fascia & panelling

- ① red corrugated bitumen sheet
- ② transparent corrugated roofing sheets
- ③ steel guttering & downpipe
- ④ metal flashing
- ⑤ existing harled concrete panels
- ⑥ existing concrete slab



Existing & Proposed /  
Floor Plans,  
South & West Elevations

project :  
Garage Conversion -  
Dog Grooming Studio  
-  
2 Allan Park Road,  
Edinburgh  
EH14 1LB

client :  
Rowe Family

drawing number :  
-

scale :  
1:50 @ A3

status :  
Planning

September 2020

Calum Rennie

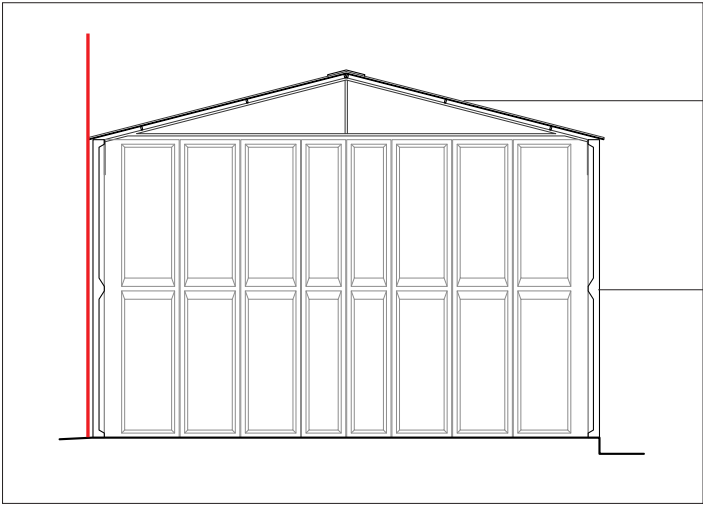
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- Existing / View from Allan Park Drive

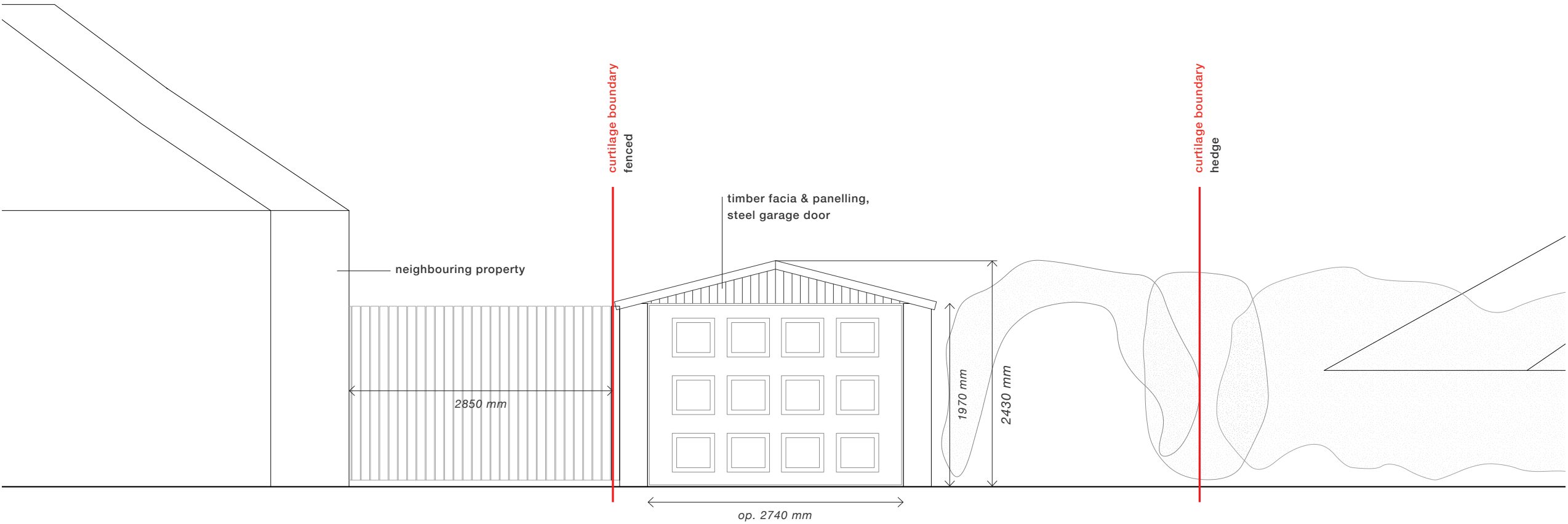
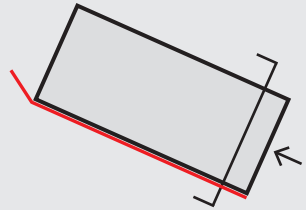
Occluded by fenced & hedge boundaries



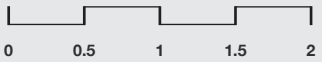
- Existing / Short Section

asbestos cement roofing sheets & steel trussing  
no guttering

vertical concrete panel structured walls



- Existing / East Elevation



- Existing / East Elevation & Section

project :  
Garage Conversion -  
Dog Grooming Studio  
-  
2 Allan Park Road,  
Edinburgh  
EH14 1LB

client :  
Rowe Family

drawing number :  
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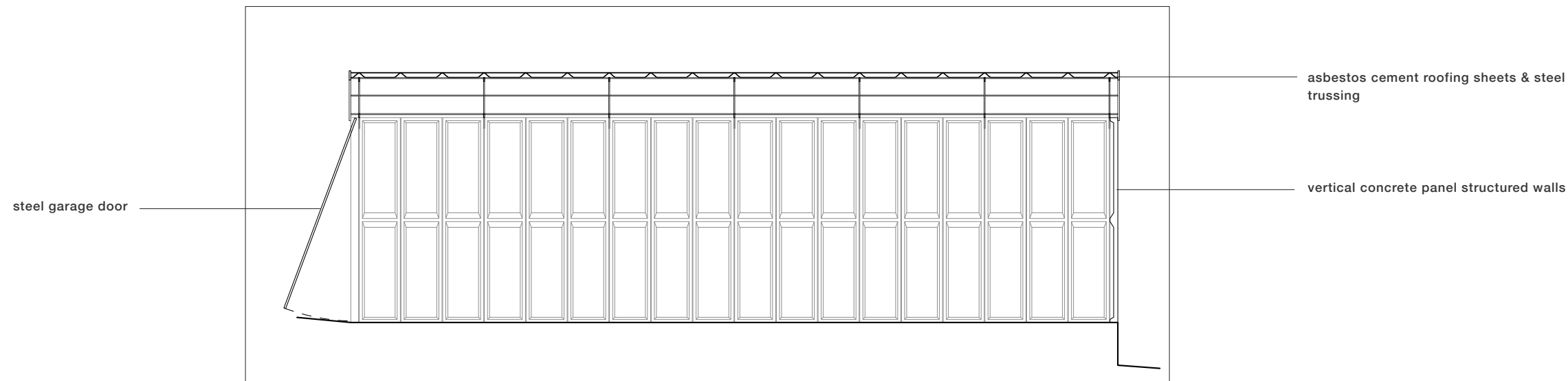
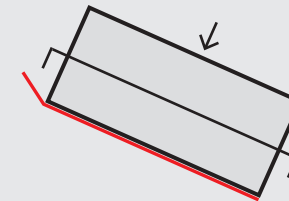
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status :  
Planning

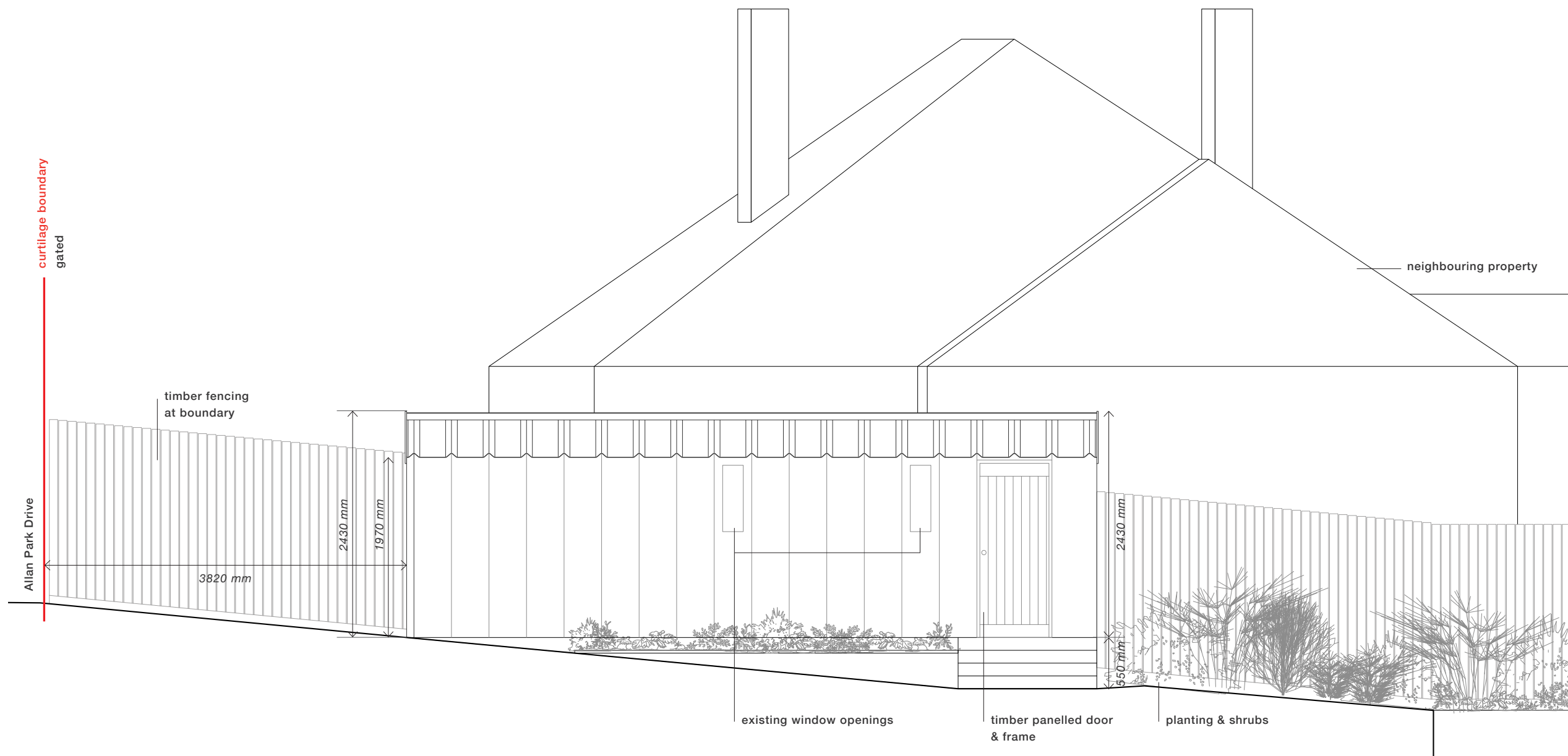
September 2020

**Calum Rennie**

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-  
Existing / Long Section



-  
Existing / North Elevation



-  
Existing /  
North Elevation & Section

project :  
Garage Conversion -  
Dog Grooming Studio  
-  
2 Allan Park Road,  
Edinburgh  
EH14 1LB

client :  
Rowe Family

drawing number :  
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scale :  
1:50 @ A3

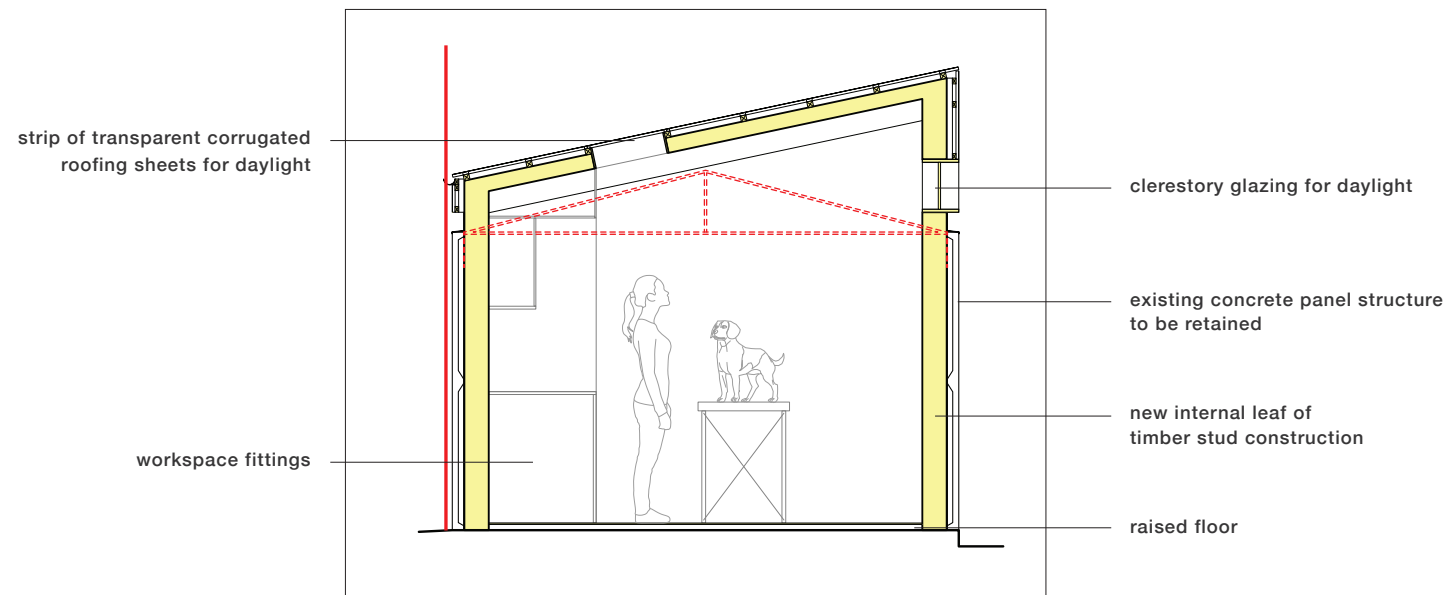
status :  
Planning

September 2020

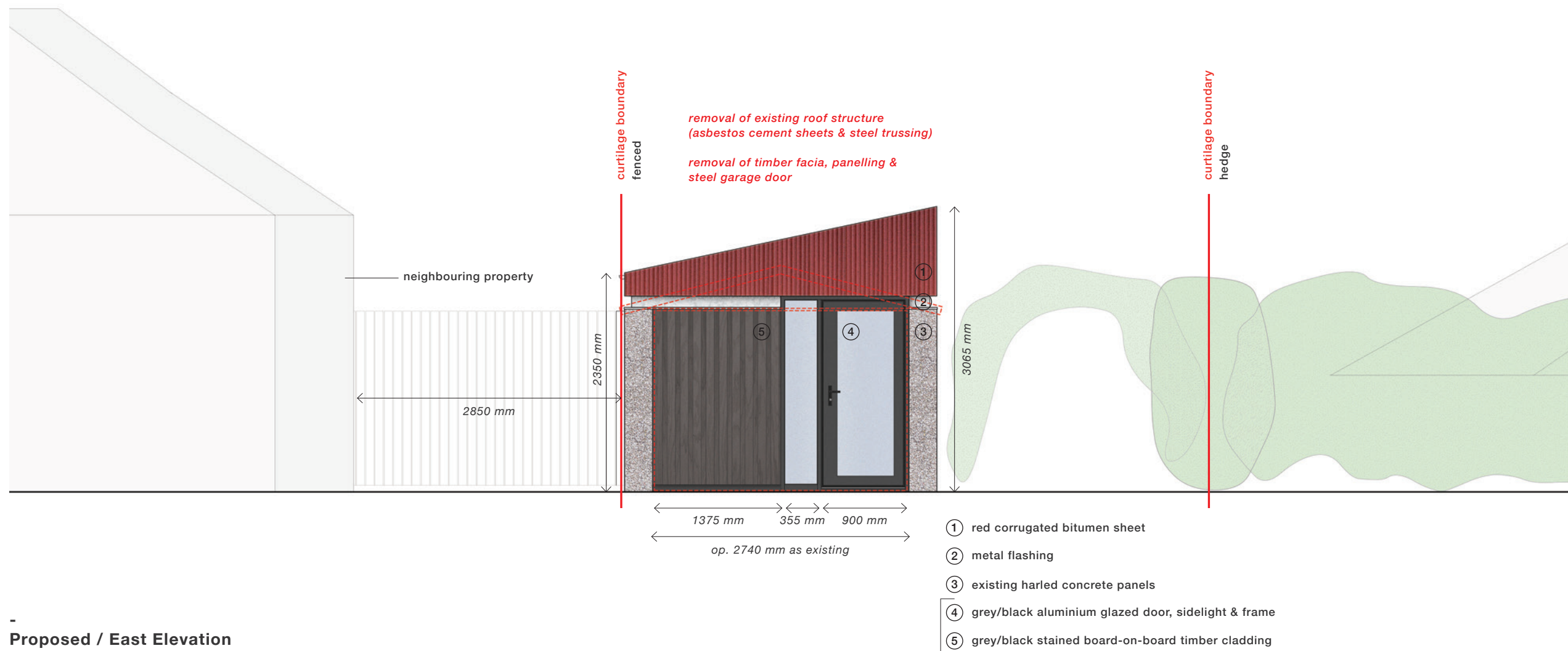
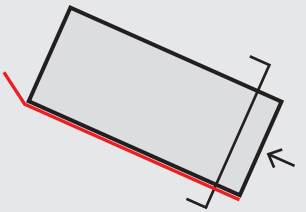
**Calum Rennie**

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07463780046  
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mail@calumrennie.net

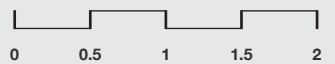




-  
Proposed / Short Section



-  
Proposed / East Elevation



-  
Proposed /  
East Elevation & Section

project :  
Garage Conversion -  
Dog Grooming Studio  
-  
2 Allan Park Road,  
Edinburgh  
EH14 1LB

client :  
Rowe Family

drawing number :  
-

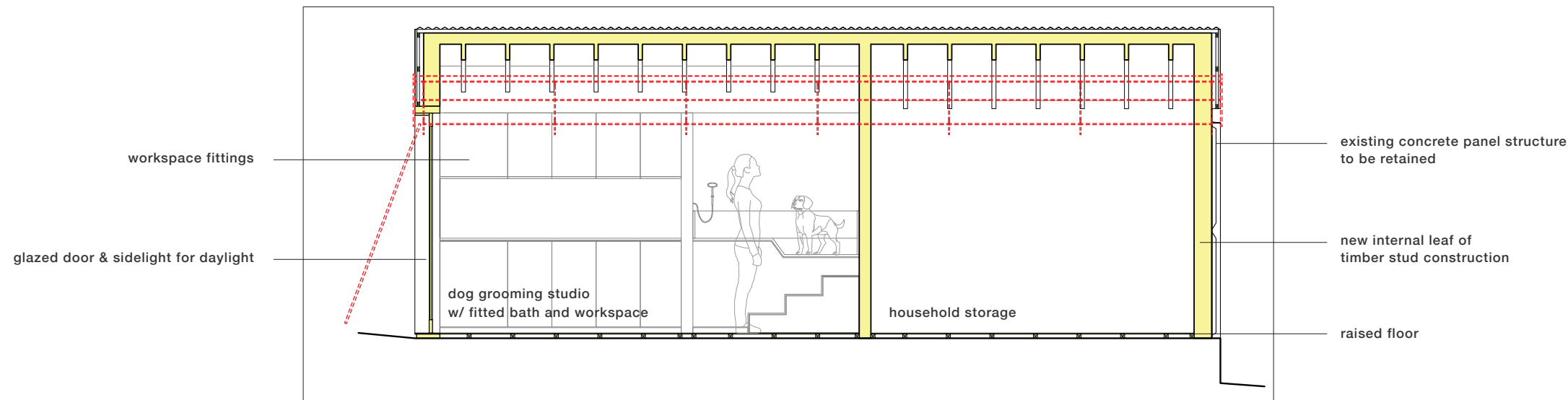
scale :  
1:50 @ A3

status :  
Planning

September 2020

**Calum Rennie**

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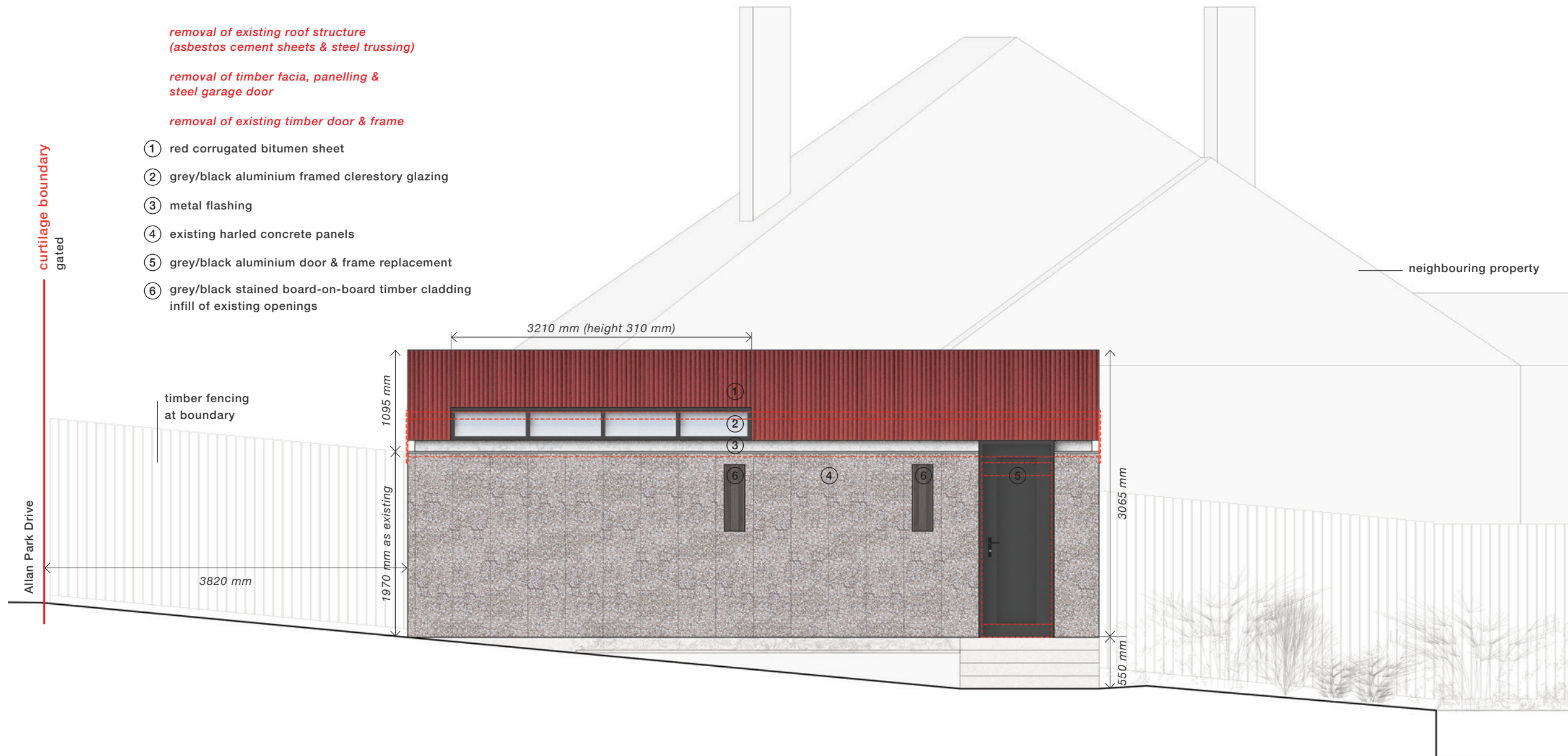
**Proposed / Long Section**

*removal of existing roof structure  
(asbestos cement sheets & steel trussing)*

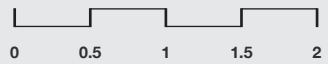
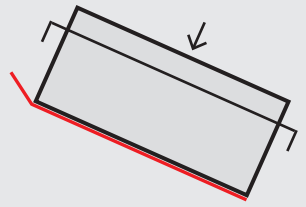
*removal of timber fascia, panelling &  
steel garage door*

*removal of existing timber door & frame*

- ① red corrugated bitumen sheet
- ② grey/black aluminium framed clerestory glazing
- ③ metal flashing
- ④ existing harled concrete panels
- ⑤ grey/black aluminium door & frame replacement
- ⑥ grey/black stained board-on-board timber cladding  
infill of existing openings



**Proposed / North Elevation**



**Proposed / North Elevation & Section**

project :  
Garage Conversion -  
Dog Grooming Studio  
-  
2 Allan Park Road,  
Edinburgh  
EH14 1LB

client :  
Rowe Family

drawing number :  
-

scale :  
1:50 @ A3

status :  
Planning

September 2020

**Calum Rennie**

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To: Gina Bellhouse, Planning: Service Development & Appeals  
From: Barry Inglis, Environmental Protection

Date: 19/5/2021

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

20/03878/FUL | Conversion of an existing freestanding garage to a dog grooming studio (Class 2 - professional services). Replacement of existing roof structure with new inner leaf structure and finishes, and existing openings with new doors, glazing and infill. | 2 Allan Park Road Edinburgh

**Environmental Protection has no objection to this application subject to the attached conditions.**

Assessment

The application is for the conversion of a domestic, free standing garage into a dog grooming studio and includes the replacement of the existing roof structure and garage door. The application was originally refused in November 2020. An appeal was subsequently made and the application continued to allow Environmental Protection to assess the proposal.

The garage is located to the rear of the property at 2 Allan Park Road and accessed off Allan Park Drive. Allan Park Drive is a quiet residential street. The garage is adjacent to the residential property at 2 Allan Park Drive and opposite the residential properties at 7,9 and 11 Alan Park Drive. Other surrounding properties are all in residential use.

There are concerns that a business of this nature in a residential area will impact on neighbouring amenity due to dog barking noise. The characteristics of dog barking noise is objectionable to a lot of people and generates lots of complaints. Whilst the dog grooming will take place within the garage, there is insufficient sound insulation in the proposed garage structure. In addition, there is the potential for noise to occur as dogs arrive and leave the premises, or when the door is opened and any barking noise will break out.

These issues can be mitigated to an extent and the agent has adopted our recommendations to improve the sound insulation of the garage structure and incorporated these into the plans. A condition has been recommended. It is not possible to fully mitigate against noise when dogs arrive and leave. Therefore, the condition overleaf is recommended to restrict the operating hours to protect the evening and early mornings.

Conditions

1. The sound insulation of the garage shall be upgraded in accordance with the construction specified in drawing 02 Floor plan and elevation rev B, May 2021 and drawing 04 Proposed east elevation and section, Rev A, May 2021.

2. The dog grooming studio shall only operate between the hours of 08:00 and 18:00 hours; Monday to Friday and between 09:00 and 18:00 hours on Saturday and Sunday.

Should you wish to discuss the above please contact me on 0131 469 5357.

2, Allan Park Road, Edinburgh, City Of Edinburgh, EH14 1LB



Site Plan shows area bounded by: 322224.63, 670864.22 322366.05, 671005.64 (at a scale of 1:1250), OSGridRef: NT22297093. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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**Calum Rennie**

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**Location Plan**

drawing number :  
-  
scale :  
1:1250 @ A4

project :  
Garage Conversion -  
Dog Grooming Studio  
-  
2 Allan Park Road,  
Edinburgh  
EH14 1LB

client :  
Rowe Family

status :  
Planning

September 2020

This statement is intended to further outline the nature of the business that would occupy the proposed garage conversion in the curtilage of 2 Allan Park Road upon a granted change of use.

-

## Business Operation

The business would operate as a sole trader, involving the grooming of dogs of all breeds. This entails a range of services chosen by the client including bathing, drying, hair cutting and nail clipping. For a medium sized dog, a full groom takes between 1.5 - 2 hours.

Dogs would be dropped off and picked up by clients either side of a booked appointment. These handovers would be kept within 5 minutes. A maximum of one dog would be present on-site at any given time and would not be kept for any longer than a booked appointment. Dogs would be kept under control throughout the full grooming service, restrained both in the bath and on the grooming table with body straps. This is for safety of the dog and the groomer. Outside of this, dogs would be under the direct control of their owners during drop-off and pick-up.

The business would operate only by booked appointments and would not offer a drop-in service. As such, no advertising would be installed externally on the proposed conversion. A maximum of 3 bookings would be taken on **weekdays between 08:00am and 18:00pm with the exception of occasional weekend appointments between 09:00am and 18:00pm.** As a result, consequent pedestrian and vehicle traffic would be minimal.

-

## Environment

All Dog Groomers operate under the Environmental Protection Act 1992, and have a duty of care to protect humans, animals and the environment from any potentially harmful effects of their business.

A waste management plan would establish procedures under the Controlled Waste Regulations 1992 to correctly dispose of hair/fur, clippings, excrement and related inorganic waste for separate collection by Edinburgh Council. The grooming space and equipment would be cleaned in-between every appointment.

The noise levels associated with Dog Grooming are generally in line with those of a hairdresser, with drying equipment found to be quieter. The process of grooming is a calming one for dogs; it is not a play environment. As such the levels of noise associated with the animal itself are low.

Groomers based in Scotland are governed by Animal Welfare (Scotland) Act 2006 which requires that any animal in their care not experience any fear or distress. Dogs are generally trained and responsive to human command, but on the rare occasion a dog is distressed, aggressive or unresponsive, including persistent barking, the appointment would be cancelled. Either the dog would not be left by the client at the time of drop-off, or the client would be called for early pick-up and a full service would not be provided.

**Calum Rennie**

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-

## Supporting Statement

-

Rev. A | May 2021  
Specification of occasional weekend  
operation hours

project :  
Garage Conversion -  
Dog Grooming Studio  
-  
2 Allan Park Road,  
Edinburgh  
EH14 1LB

client :  
Rowe Family

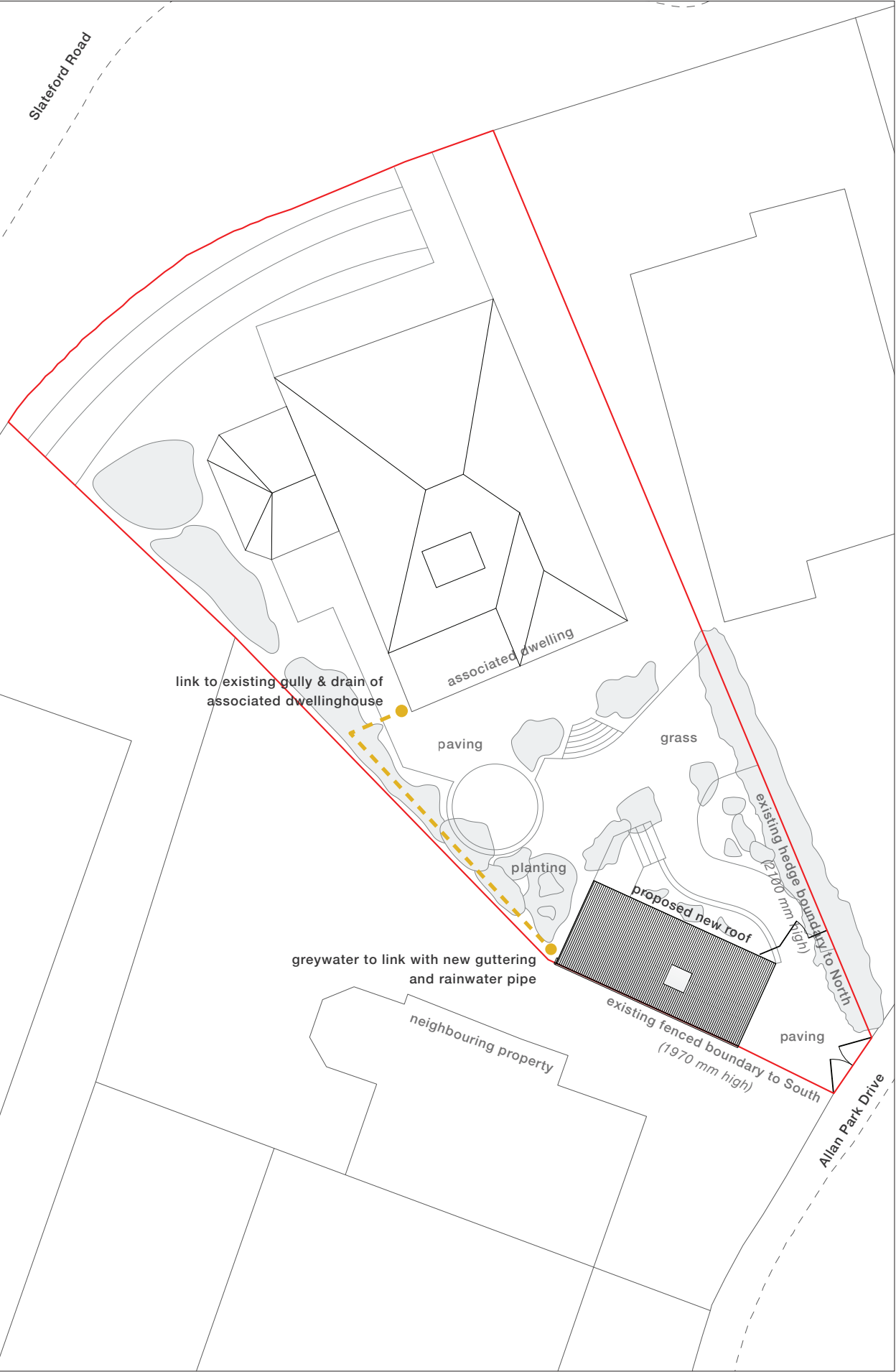
status :  
Planning

May 2021





-  
Existing / Site Plan



-  
Proposed / Site Plan

-  
Rev. A | May 2021  
Changes to proposed roof plan re  
glazed rooflight

-  
N

-  
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-  
**Existing & Proposed /  
Site Plans**

-  
project :  
Garage Conversion -  
Dog Grooming Studio  
-  
2 Allan Park Road,  
Edinburgh  
EH14 1LB

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client :  
Rowe Family

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drawing number :  
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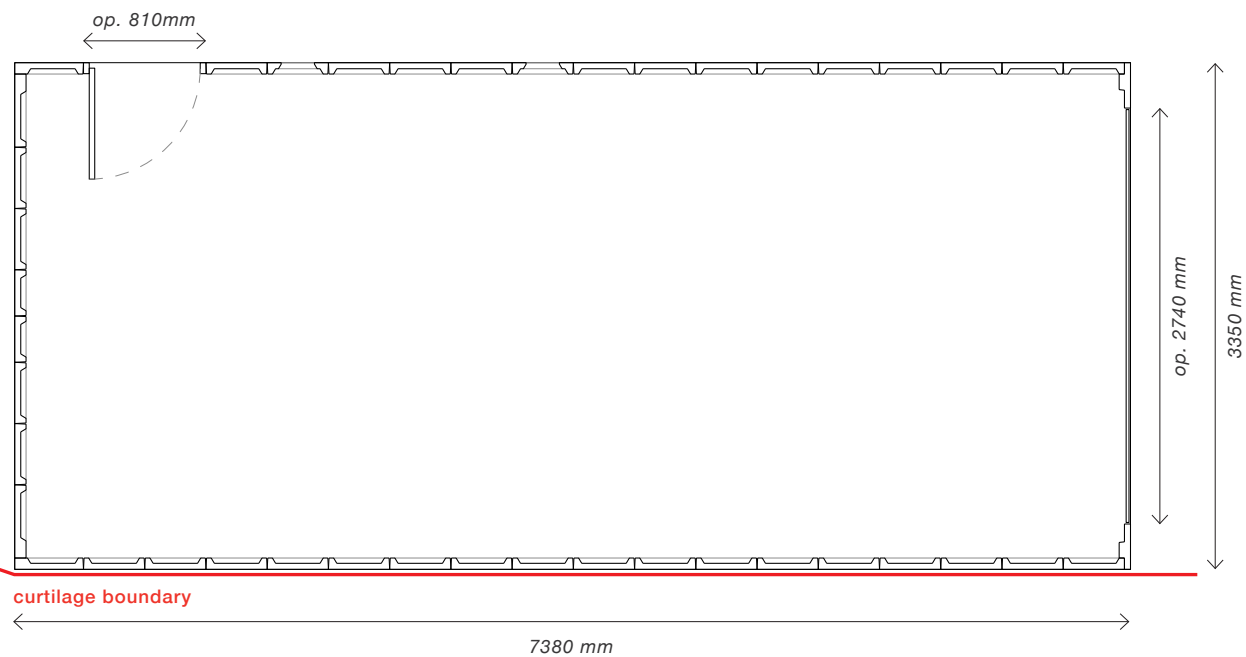
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status :  
Planning

-  
May 2021

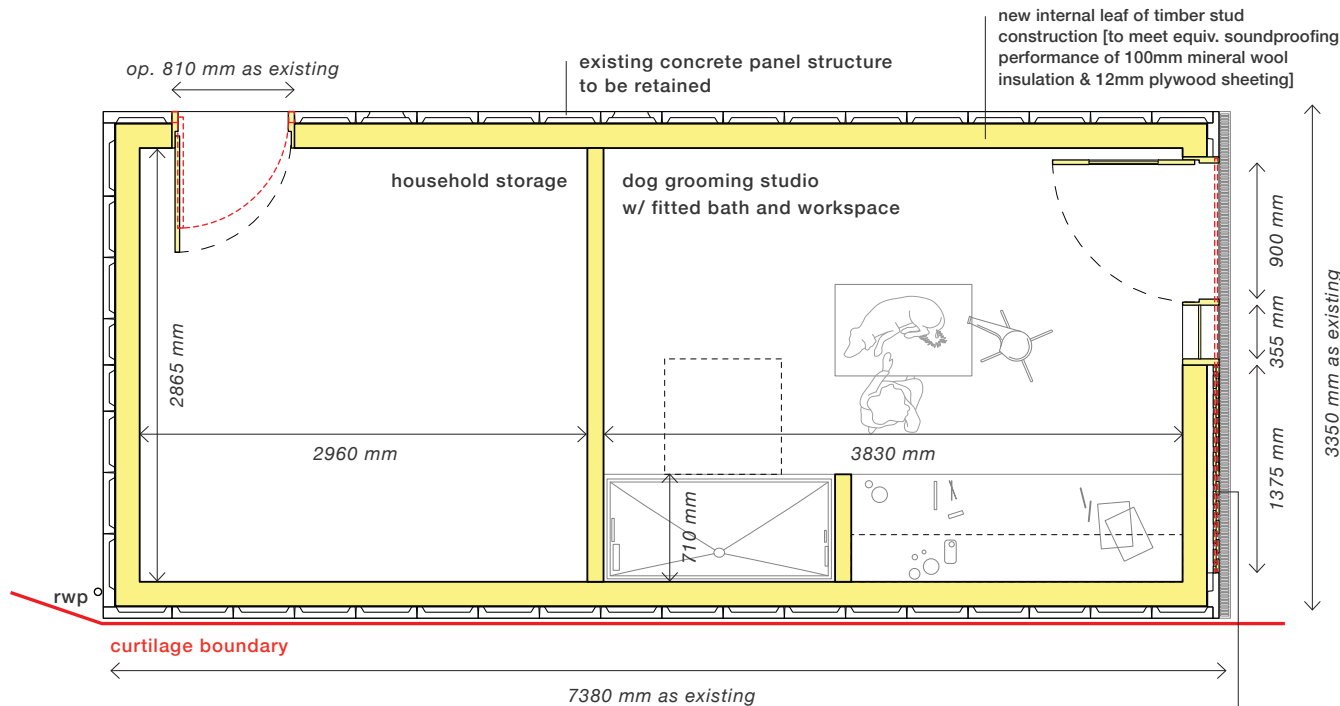
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**Calum Rennie**

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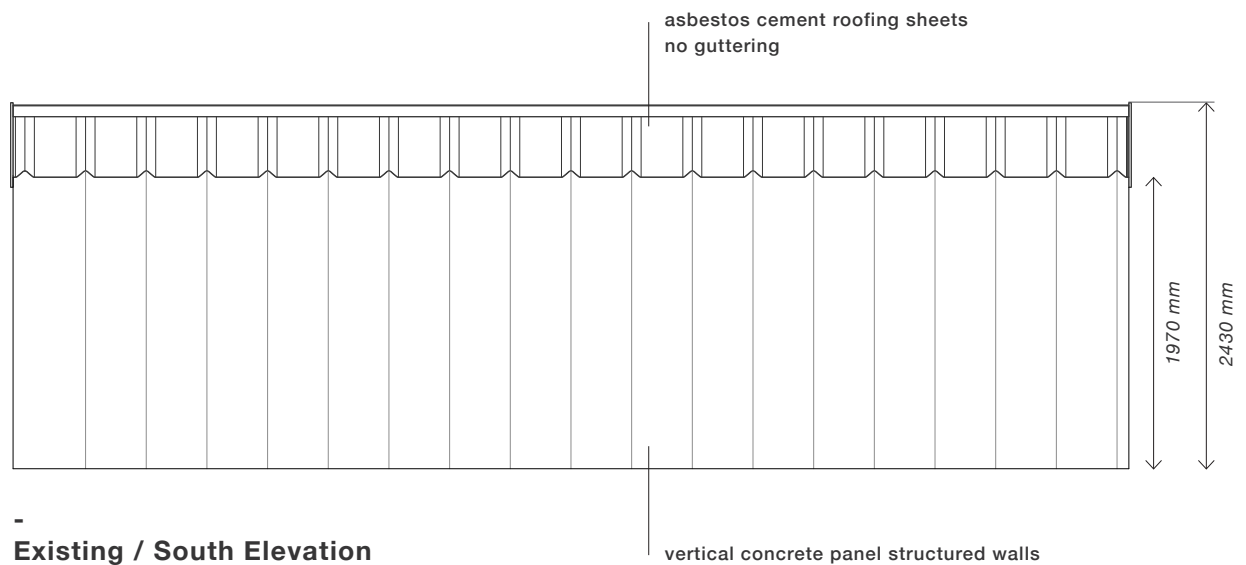




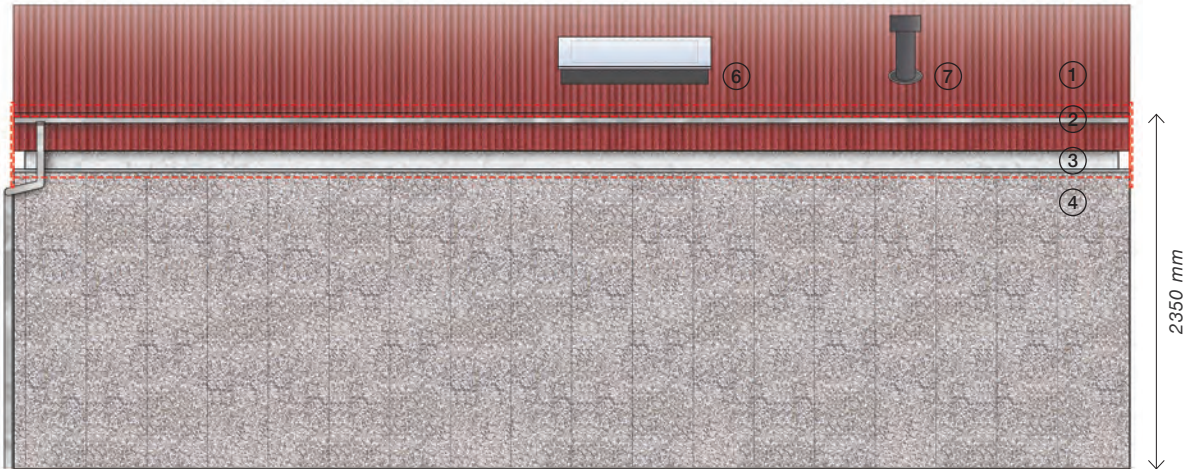
Existing / Floor Plan



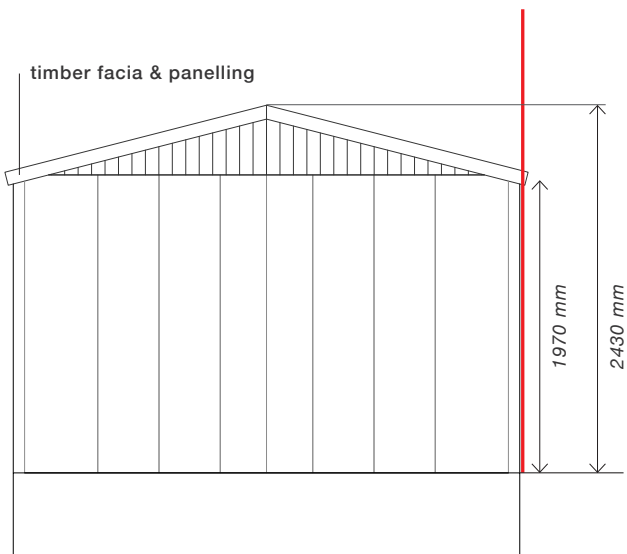
Proposed / Floor Plan



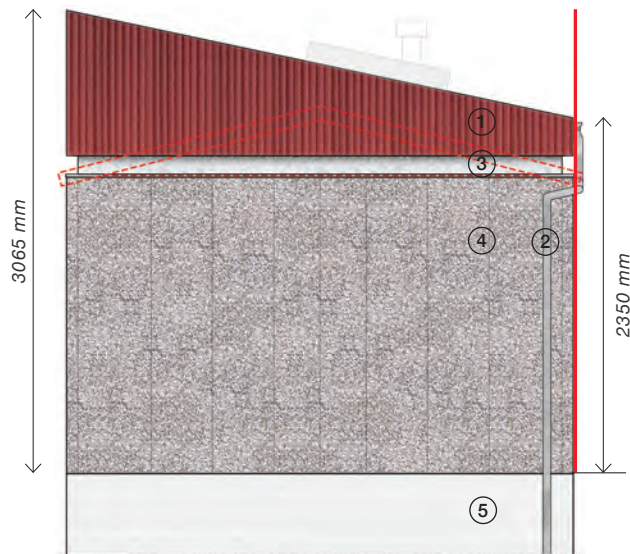
Existing / South Elevation



Proposed / South Elevation



Existing / West Elevation



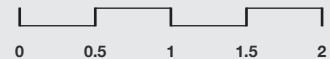
Proposed / West Elevation

removal of existing roof structure  
(asbestos cement sheets & steel trussing)

removal of timber fascia & panelling

- ① red corrugated bitumen sheet
- ② steel guttering & downpipe
- ③ metal flashing
- ④ existing harled concrete panels
- ⑤ existing concrete slab
- ⑥ double glazed rooflight
- ⑦ extractor fan roof terminal

Rev. B | May 2021  
Correction of roofing annotation  
-  
Rev. A | May 2021  
Specification of double glazing, glazed  
rooflight, soundproofing requirement &  
extractor fan roof terminal



Existing & Proposed /  
Floor Plans,  
South & West Elevations

project :  
Garage Conversion -  
Dog Grooming Studio  
-  
2 Allan Park Road,  
Edinburgh  
EH14 1LB

client :  
Rowe Family

drawing number :  
-

scale :  
1:50 @ A3

status :  
Planning

May 2021

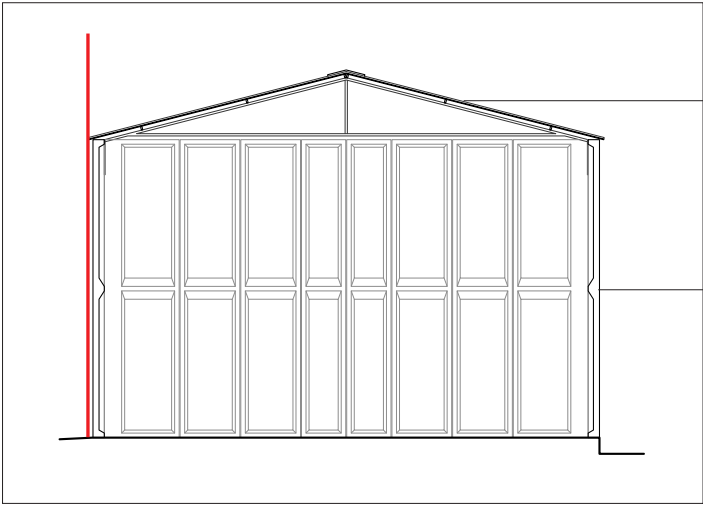
Calum Rennie

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- Existing / View from Allan Park Drive

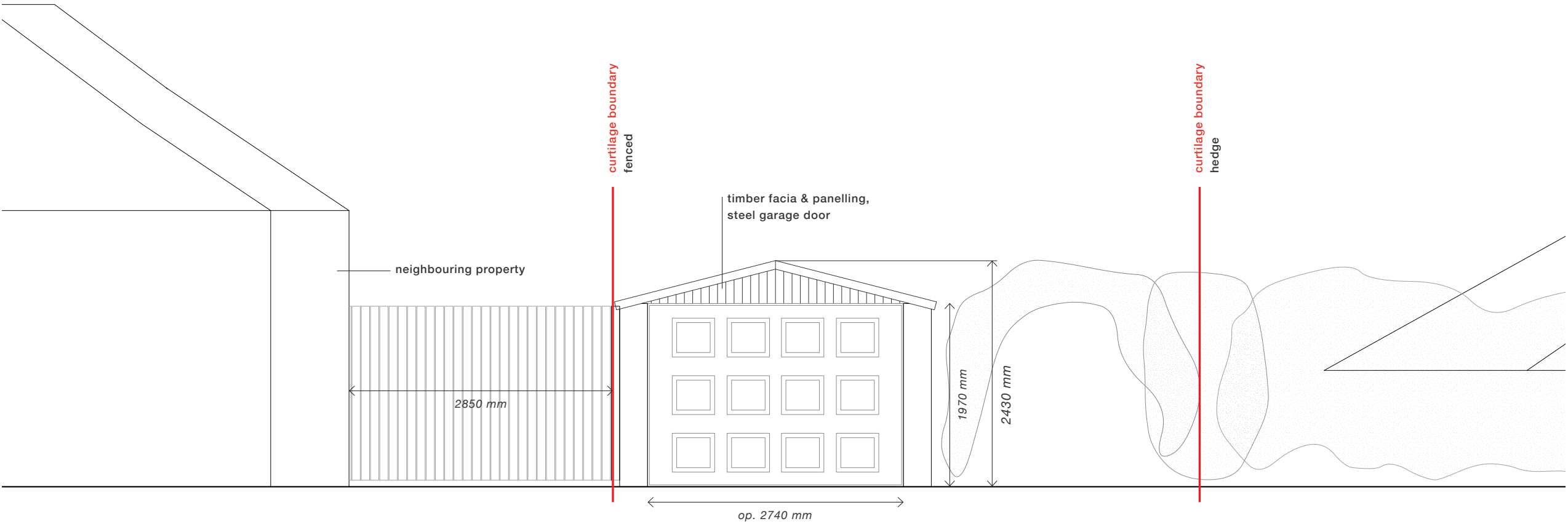
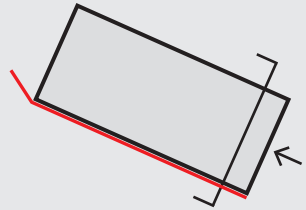
Occluded by fenced & hedge boundaries



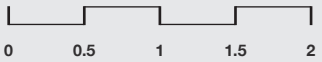
- Existing / Short Section

asbestos cement roofing sheets & steel trussing  
no guttering

vertical concrete panel structured walls



- Existing / East Elevation



- Existing / East Elevation & Section

project :  
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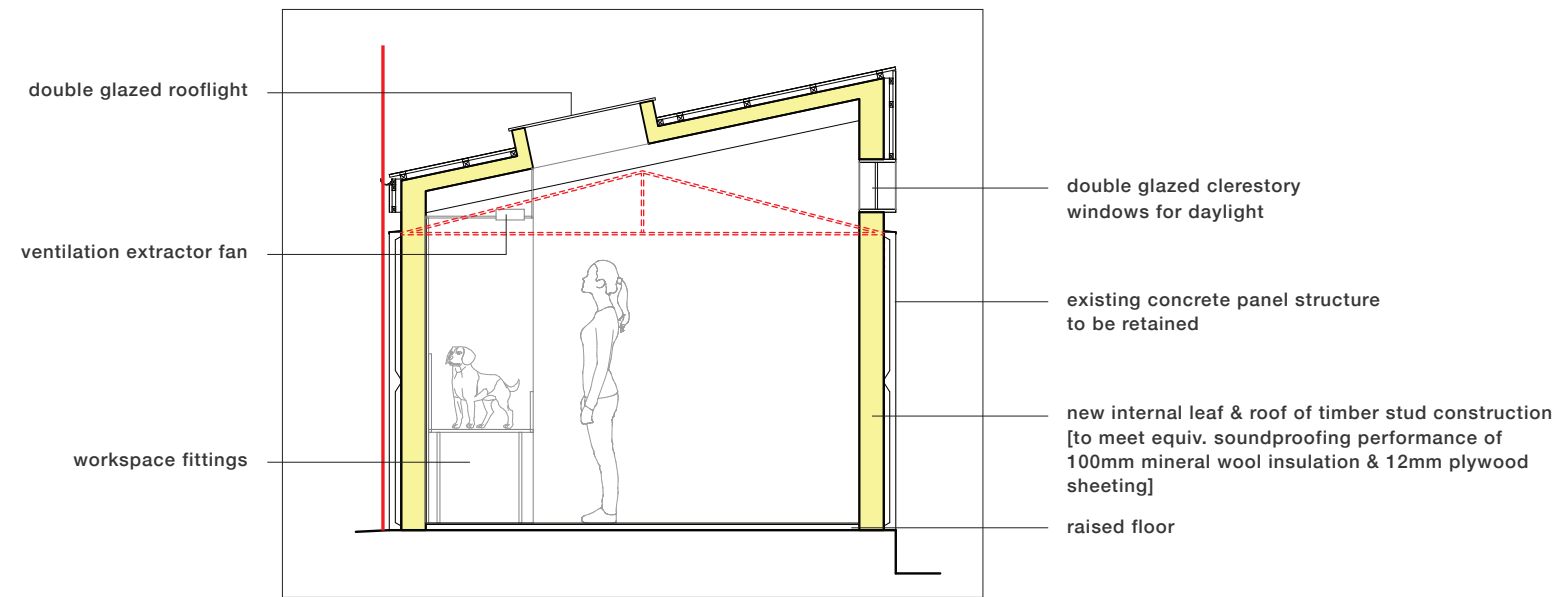
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status :  
Planning

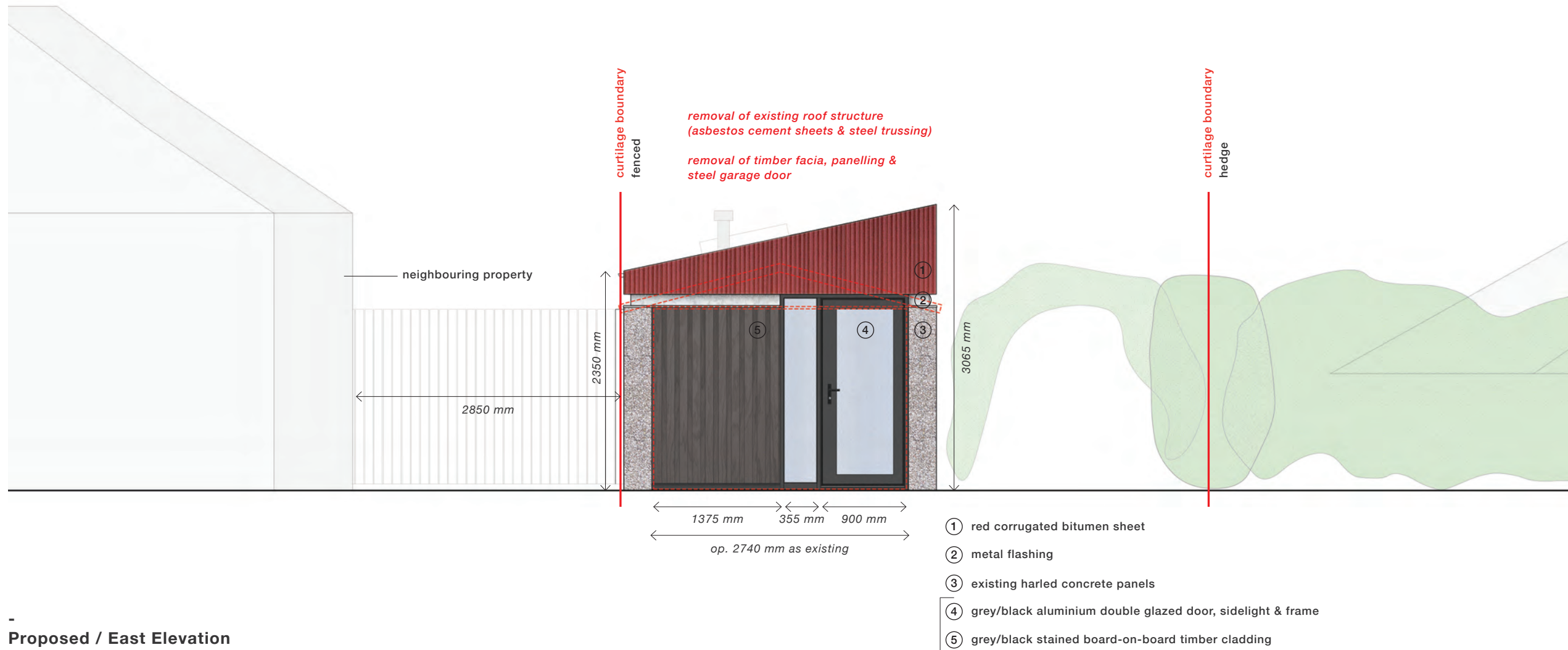
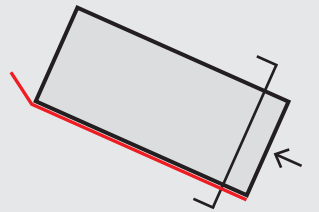
September 2020

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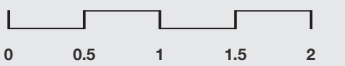


**Proposed / Short Section**



**Proposed / East Elevation**

-  
Rev. A | May 2021  
Specification of double glazing, glazed rooflight, soundproofing requirement & ventilation extractor fan



**Proposed / East Elevation & Section**

project :  
Garage Conversion - Dog Grooming Studio  
2 Allan Park Road,  
Edinburgh  
EH14 1LB

client :  
Rowe Family

drawing number :  
-

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1:50 @ A3

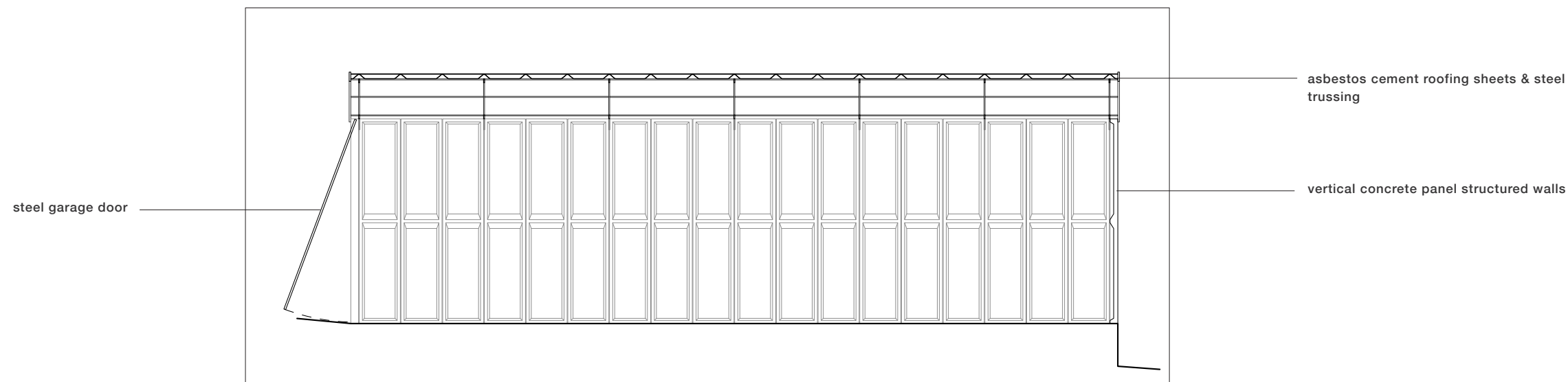
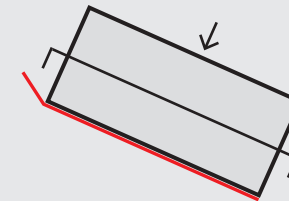
status :  
Planning

May 2021

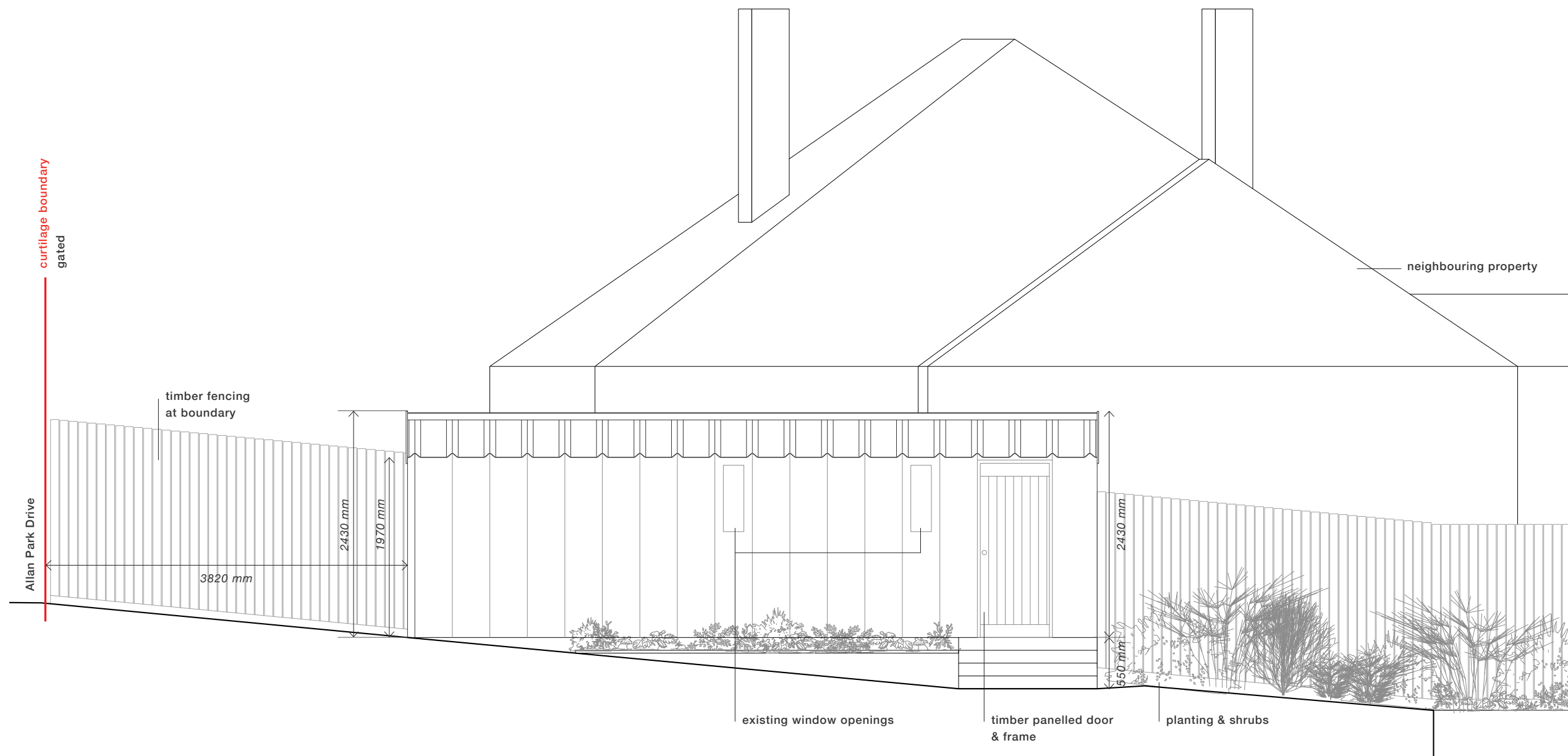
**Calum Rennie**

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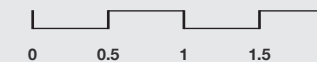




-  
Existing / Long Section



-  
Existing / North Elevation



-  
Existing /  
North Elevation & Section

project :  
Garage Conversion -  
Dog Grooming Studio  
-  
2 Allan Park Road,  
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client :  
Rowe Family

drawing number :  
-

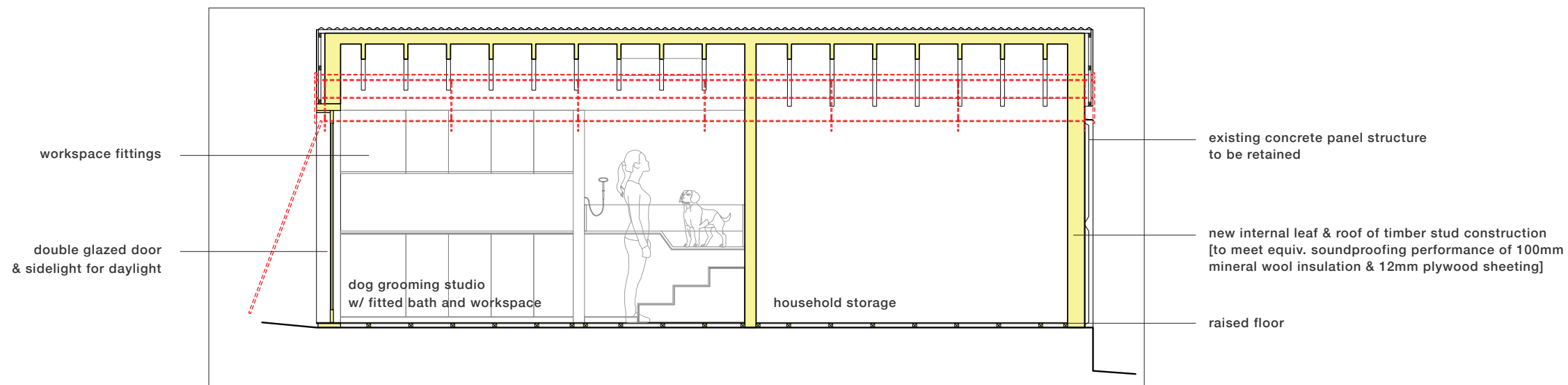
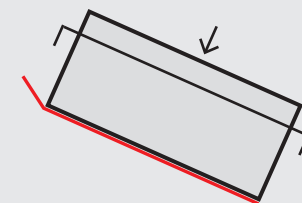
scale :  
1:50 @ A3

status :  
Planning

September 2020

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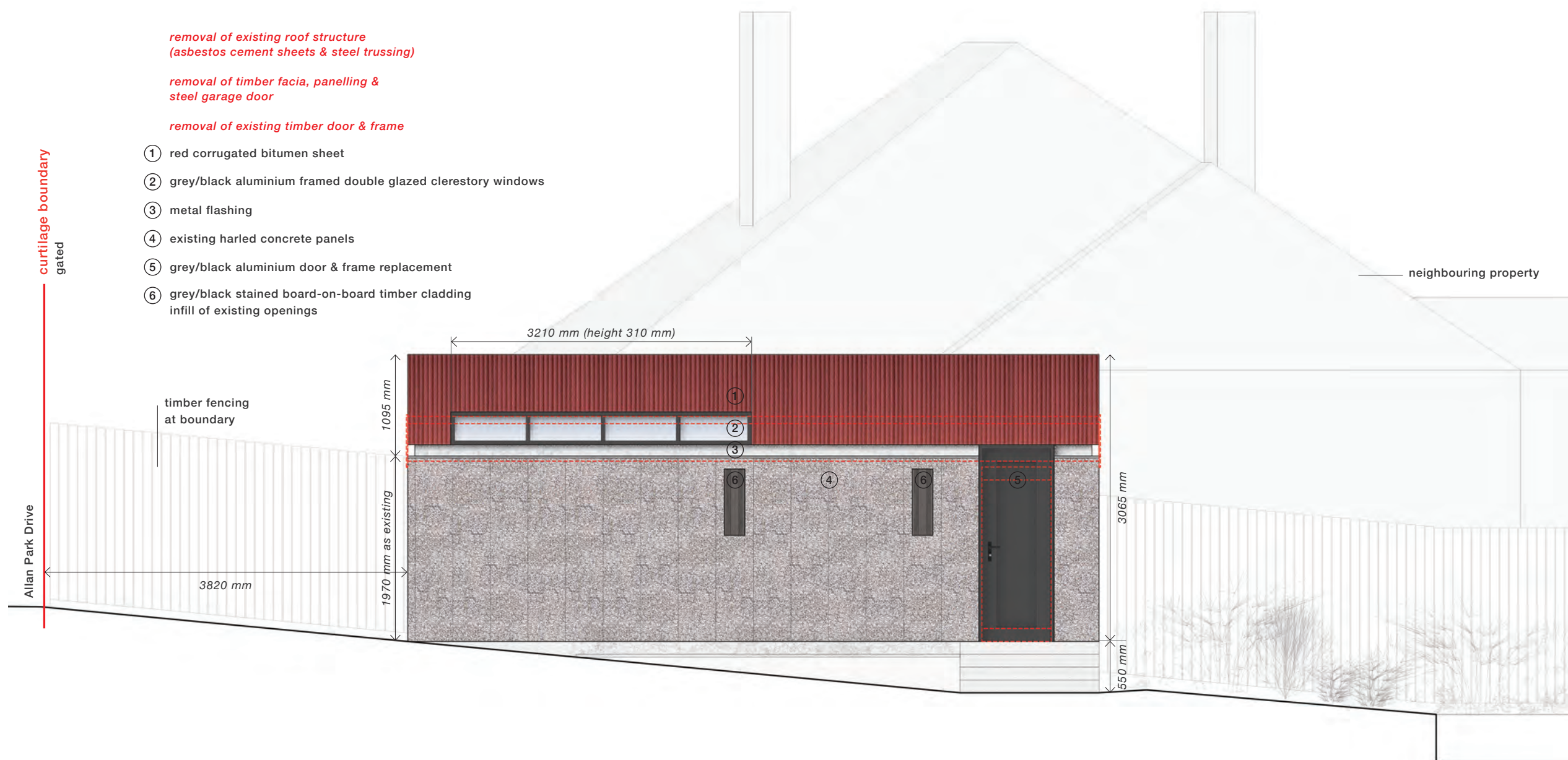
-  
**Proposed / Long Section**

*removal of existing roof structure  
(asbestos cement sheets & steel trussing)*

*removal of timber fascia, panelling &  
steel garage door*

*removal of existing timber door & frame*

- ① red corrugated bitumen sheet
- ② grey/black aluminium framed double glazed clerestory windows
- ③ metal flashing
- ④ existing harled concrete panels
- ⑤ grey/black aluminium door & frame replacement
- ⑥ grey/black stained board-on-board timber cladding  
infill of existing openings



-  
**Proposed / North Elevation**

-  
Rev. A | May 2021  
Specification of double glazing and  
soundproofing requirement



-  
**Proposed /  
North Elevation & Section**

project :  
Garage Conversion -  
Dog Grooming Studio  
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2 Allan Park Road,  
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-

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Planning

May 2021

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