

Mrs Lissa Kriescher

9 Hawthorn Avenue

Neath

SA11 3NW

1st July 2020

Tel- 07773590841

Pre application ref- Q2020/0097

Dear Sir /Madam

I enclose my application for lawful development for the conversion of part of my detached garage to a utility/wet room/dog grooming area.

The area proposed is 7m2 (2.7m wide x 2.6m depth). We would like to create a utility area by the construction of a partition wall, separating the remaining garage, which is to be used a gym/workshop area. The room will be plaster boarded according to regulations and rewired including a new fuse board. There will be a washing machine point installed along with a sink, shower area and water heater. The original windows and door renewed to UPVC man door.

The area will be used by the family as a utility area for personal use, also the drying of kayaks, washing and drying of wetsuits and the washing and grooming of our own 2 dogs (Irish red setters).

We propose to allow our daughter who lives with us at this address access to the room approximately 2/3 days per week (she has full time employment) for the use of dog grooming. It will be between the hours of 10-6 approximately 3/4 dogs per day. She is planning to offer a collection and drop off service to local customers/family and friends, this will also limit footfall or extra traffic in our street.

Should a customer wish to drop off and collect their dog, all appointments will be on a one to one basis only and there is parking available on our private driveway, this again will help to ensure that there is no negative impact in the street.

No dogs will be kept overnight at the property, it is purely a dog grooming service that she is looking to offer.

She will be working alone and there will be no staff employed.

It is a part time/temporary project as she currently works 40 hours per week, so this is a project for her days off. It is also planned on a temporary basis as in the future she will be moving to her own home and will seek business premises elsewhere if they are needed.

All our surrounding neighbours have been asked and have assured us that they have no concerns or objections regarding this proposal. I attach their consent forms for your perusal.

I hope all this information is satisfactory and if I can help in any way please do not hesitate to contact me on the above number. I look forward to hearing from you,

Yours Sincerely

Mrs Lissa Kriescher