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A R C H I T E C T U R A L S E R V I C E S.
81 Owlet Road, Shipley, West Yorks, BD18 2EN. 01274 821593 or 07830291925.

DESIGN & ACCESS STATEMENT. Ref 808. 5 July 2018.

ADDRESS : 344 Carlton Road, Barnsley, S71 2BH.

PROPOSAL : Construction of outbuilding in rear garden to form a place of work.
: Also garage for personal use.

THE SITE.
Is situated on Carlton Street, Barnsley.
The property comprises a 3 bedroom semi detached home.
The area is an established residential area and the neighbouring houses are all similar.
To the front there is a paved area that is used for parking.
To the side there is a shared driveway with number 346. From this driveway there are gates which lead into the rear garden. Note that there used to be a large garage with a flat roof to the rear. This has just been demolished as the intension was to convert this building but it was decided that it was in a poor condition and the decision was made to remove it so a new outbuilding can be rebuilt.

APPLICATION HISTORY.
I looked on the Barnsley Metropolitan Borough Council web site, planning section and there was nothing on the system when the post code was entered.

REASON FOR APPLICATION.
The applicant would like to build a new outbuilding in the rear of their garden where the existing outbuilding was.
The outbuilding would be used as a beauty salon for the applicant's partner to work from home.
Part of the outbuilding will also be a householder garage.

THE PROPOSAL.
Is to construct an outbuilding measuring 8.6 meters wide by 8.9 meters depth.
The height of the outbuilding will be no more than 3 meters and will have a flat roof.
The external materials to be used will be painted render to match the house and the doors and windows will be dark grey upvc.
To the front of the building there will be an access door into a reception type of room with a wc. Behind this will be the actual treatment room.
The treatment room will have some high level windows for ventilation and a skylight for natural light. The windows will be obscured glass for privacy.
To the right hand side there will be a garage accessed by a roller shutter door.
A garden amenity area will be to the rear of the dwelling between the outbuilding.

HOW THE BUISNESS WORKS.
The applicant's partner is a trained beauty therapist.
She would like to work from home so she can have flexibility with her working hours and spend more time with her family. Also the nature of the beauty treatments means that she needs a

dedicated hygienic room from which to operate from. This makes operating from a room in her home impractical and hence the need for the outbuilding.
The beauty treatments proposed include, cosmetic treatments such as Botox and fillers.
Tattooing of eyebrows and nail/pedicure treatments.
Note the applicant will not be employing anybody and will operate as a sole trader.
Thus for this reason she will only be dealing with one customer at a time.
The customers will book appointments by email, phone and also the internet.
Note that some of the procedures can take up to 2 hours so there will only be a steady number of customers per day. Appointments will not overlap.

HOURS OF BUISNESS.
The applicant's partner has a young daughter and thus will be starting work from 10am from after dropping her of at preschool. She will finish around 6pm on an evening and work Monday to Friday with the occasional a part Saturday if required.

ACCESS STATEMENT.
It can be noted that there is existing parking at the front of the property for 2 cars.
There is also additional parking to the rear and where the existing outbuilding garage was.
It is proposed to keep 1 car parking space for the applicant and use the second car parking space for a customer so they do not need to park on the highway.
As mentioned there will only be one customer at a time and the applicant's partner will allow time between appointments so they do not overlap and she can also have a break.
She has also suggested that she will park her car in the rear drive to give the customer more parking room if required. Parking space 4. Parking space 3 is in the garage.
There is a shared access to the side of the dwelling where the customer can walk around into the rear garden where the outbuilding is. This access is level with only 1 step up into the proposed building. New composite decking will be built between the dwelling and outbuilding.
Access into the actual building will be via double doors which would be suitable for disabled access. Also because an appointment system is used. Disabled customers could also be aided if required.
The right side of the new outbuilding will form a garage for 1 car and there would also be room for another car in front of the garage if needed.

APPLICATION DISSCUSSION.
It is hoped the proposal will be acceptable.
If you have any concerns, then do not hesitate to contact me.

Richard Blenkiron.