

Design and Access Statement

Applicant – Ms Elle Ward

18 West Crescent
Oxspring
Sheffield
S36 8YU

Proposed Conversion of Existing Attached Garage to Beauty Salon Home Business

Proposal

Conversion of an existing attached garage into a small beauty salon operating as a home-based business plus the installation of a half-bathroom within the garage footprint.

Site & Surrounding

The property is an existing residential dwelling situated within an established residential area.

The garage was an extension to original dwelling, constructed approx. 40 years ago, and is attached to the main house. The surrounding area is characterised by residential properties with off-street parking.

The proposal will not materially alter the appearance or character of the street.

Design

Existing Use

The existing garage is partially fitted out as temporary office space with the remaining space used as storage by the applicant. The garage front construction is made up of brickwork columns supporting the garage door and timber framing surrounding the garage door with cladding on the external face of the garage.

Proposed Use

The proposal involves internal alterations only, together with replacement of the garage door with an appropriately designed frontage. The proposed construction after removing the garage door would be to continue with timber frame construction, supporting a new door and window. Externally we would again continue with the cladding finish - Colour

TBC. Internally we would be proposing a timber framed partition wall to form the new half-bathroom within the current garage footprint. All externally visible alteration will complement the existing dwelling. The roof, walls and overall scale of the building remain unchanged.

Use in Practise

The proposed beauty business is an existing business that is looking to relocate to the applicant's home premises. The business currently and would continue to operate on a 1:1 appointment basis, with no walk-ins, during the following times:

Mondays 09:00am-15:00pm

Tuesdays 16:00pm-20:00pm

Wednesdays 09:00am-15:00pm

Thursdays 09:00am-15:00pm

Fridays 09:00am-15:00pm

Saturdays 09:00am-12:30pm

The business would not operate on Sundays or bank holidays and would be operated by one part-time position (the applicant) only.

Customers would be sent details of parking arrangement upon booking, gaps between appointments ensure that there would be minimal chance of more than one client attending an appointment at a time.

Access

Existing access arrangement will remain unchanged. The proposal will make use of the existing driveway and no alterations to the highway are necessary. Traffic generation is to be minimal due to the part time appointment only nature of the business.

Clients will have access to the off-street parking available at the property. Client appointments will be staggered in order to further reduce any impact of parking demand on the street.

No changes are required to facilitate pedestrian access to the property.

Residential Amenity

The proposal has been thought out to minimise any impact on neighbours. With the appointment only nature of the business, it is expected that the conversion will not give rise to any unacceptable levels of noise, disturbance, traffic, parking demand or loss of privacy. There is not proposal for any external treatment areas.

Summary

The proposed conversion of the attached garage into a small appointment-only beauty salon represents a proportionate and sustainable form of development.

The proposal:

- Makes effective use of existing floorspace.
- Maintains the character and appearance of the dwelling.
- Preserves residential amenity.
- Generates minimal additional traffic.
- Supports local economic activity through a low-impact home business.

For these reasons, we consider the proposal acceptable in planning terms and politely ask that planning permission be granted.