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Change of use of part of house (garage) to beauty salon with external changes

7 Longwall Close

Mapplewell

Barnsley

S75 6NY

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Prepared:	PS
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Supporting Statement

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1.0 INTRODUCTION

1.1 RBA Town Planning has been instructed by the Applicant Mrs Jennings to prepare and submit an application for the change of use of part of house (garage) to beauty salon with external changes at 7 Longwall Close.

1.2 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing. *(National Planning Policy Framework 47).*

1.3 This Statement sets out the Applicants Case and makes reasoned justification against Adopted Plan Policies. This statement should be read in conjunction with the proposed plans and all other documentation submitted as part of the planning application.

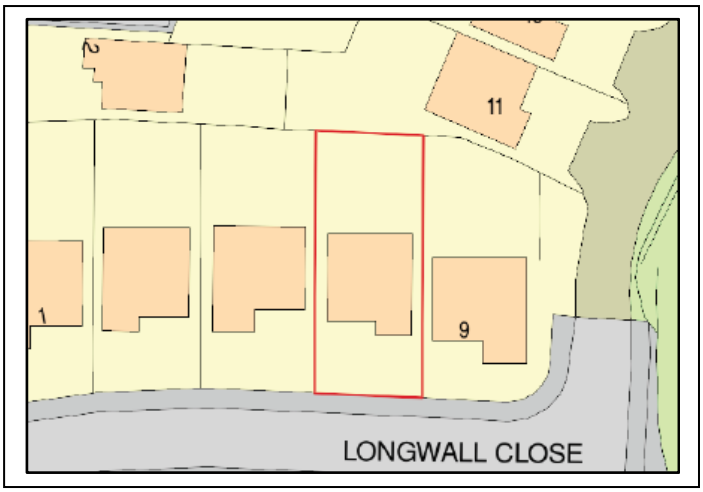
2.0 THE SITE

2.1 The Application site has a footprint of approximately 263.21m^2 and is comprised of a two-storey detached dwelling which has a footprint of 75.07m2. There is also a single-storey projection which is where the garage is located. To the rear is a substantial garden which offers outdoor amenity space, with the front offering a double driveway and a small front lawn.

The dwelling is constructed of brick and has a tiled pitched roof with gabled ends.

2.2 The site is located towards the eastern end of Longwall Close, which is accessed from Lidgett Road.

Figure 1. Application Site





3.0 PROPOSAL

3.1 The Applicant seeks consent for the change of use of the internal garage to a beauty salon with external changes. The proposed conversion would see the existing garage door removed and replaced with a window opening – with materials to match the existing dwelling.

3.2 The Applicant proposes opening hours of 10:00 – 14:00 Tuesday to Friday and 09:00 – 13:00 on Saturday. All bookings will be by prior appointment only and a booking system is proposed to ensure only one customer is on site at any one time.

The Applicant will be the sole employee of the business.

4.0 POLICY

4.1 The following Local Plan Policies are considered relevant to this proposal;

- Policy TC1 Town Centres
- GD1 General Development
- POLL1 Pollution Control and Protection
- D1 High Quality Design and Place Making
- SD1 Presumption in favour of Sustainable Development

5.0 ASSESSMENT

5.1 As the Applicant will be the sole employee it will not be possible for multiple customers to receive treatments simultaneously.

With an average appointment duration of 60 minutes, which allows sufficient time for cleaning between appointments, this would result in a maximum of 4 clients per day.

5.2 The Appeal Decision of the previously refused application found that the application would not conflict with Policy TC1 of the Local Plan or paragraph 87 of the NPPF. However, the Appeal was dismissed due to the effect on the living conditions of neighbouring residents with particular regard to noise and disturbance.

In light of this, the Applicant has significantly reduced the operating hours (as set out in paragraph 3.2). As it is expected that at least one client per day would arrive on foot, it is considered the noise and disturbance associated with the proposal is acceptable.

5.3 Also included with the application is an updated sequential test to show the proposal does not conflict with policy TC1.

6.0 CONCLUSION

6.1 The National Planning Policy Framework (NPPF) states in paragraph 10 to ensure that "sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development". The proposal comprises sustainable development when considered against guidance in the NPPF. The framework advises that developments should respond to local character and history and reflect the identity of local surroundings and materials, whilst not discouraging appropriate innovations.

6.2 It is respectfully requested that the application is approved and permission granted for the proposed development subject to appropriate conditions.