

May 2021

Our ref: JL/5344

Development Management
Hertsmere Borough Council
Elstree Way
Borehamwood
Herts
WD6 1WA

Dear Sir/Madam,

7 Micklefield Way, Borehamwood, Hertfordshire, WD6 4LG

PROPOSED USE OF EXISTING OUTBUILDING AS DERMATOLOGIC BEAUTY SALON

Vincent and Gorbing has been commissioned by Khlarissa Patel (“the Applicant”) to prepare an application seeking planning permission for the proposed use of an existing outbuilding for ancillary use as a dermatologic beauty salon at 7 Micklefield Way, Borehamwood (“the site”).

The planning application comprises the following documentation:

- Supporting Statement (this letter)
- 001 – Existing Drawings
- 002 – Proposed Drawings

THE SITE

The application site comprises a two storey, semi-detached dwelling house situated on the south western side of Micklefield Way, Borehamwood. The dwelling is finished in pebbledash render and red hanging tiles, with a hipped, clay tile roof. To the front of the dwelling is a driveway with capacity for two cars, as well as a turfed garden with a low-lying boundary wall. To the rear of the dwelling is a patio area and turfed garden, in which a single storey, flat roofed outbuilding has been constructed.

The surrounding area is generally residential in nature, characterised by semi-detached dwellings of similar architectural style. However, approximately 100m to the east is a small neighbourhood parade along Rossington Avenue, consisting of a convenience store, takeaway and other retail units. Just north of the shopping parade is a public house and to the south is a church.

THE PROPOSAL

The application proposes the use of an existing outbuilding for ancillary use as a dermatologic beauty salon which will be solely operated by the occupier of 7 Micklefield Way.

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PLANNING JUSTIFICATION

Policy context

The NPPF places great weight on the need to support economic growth and productivity by taking into account the needs of local business and opportunities for development. Paragraph 81 of the NPPF states that the planning system should allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances. Paragraph 82 also states that planning decisions should recognise and address the specific locational requirements of different sectors.

Background

In this instance, an existing outbuilding has been constructed under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Currently, the outbuilding is used for storage of personal belongings owned by the occupier of 7 Micklefield Way. The current use is therefore 'incidental' to the enjoyment of the dwelling house, as required by Class E of the GPDO.

This application proposes the use of the outbuilding as a dermatologic beauty salon. The Applicant's business specialises in dermatologic aesthetic facial treatments such as:

- The million dollar facial.
- Dermaplaning.
- Platelet Rich Plasma.
- Fire and Ice Facial.
- Skin peels.
- Non surgical anti ageing skin tightening.

The salon would be operated solely by the occupier of the dwelling house and would operate via a booking system. Only one customer would be treated within the building at any one time and bookings would be spaced out throughout the day to ensure that comings and goings from the site are limited. A *maximum* of 6 customers per day would be treated, with each session lasting a maximum of 45 minutes. The last booking slot would be at 6pm, meaning that the latest a customer would leave the site would be 6.45pm.

If a condition is required relating to the business operating hours, we propose the following to provide flexibility for the intended use:

Monday – Thursday: 10am -8pm

Friday: 10am -7pm

Saturday: 10am-5pm

Sunday: Not in use

Based on the limited use of the outbuilding, we consider that the proposed use would be ancillary to the use of the C3 dwelling house. This is consistent with advice provided on the Planning Practice Guidance which advises that home businesses do not require planning permission as long as the primary use of the planning unit remains in C3 use. However, Officers have advised that, in their view, the proposal would represent a material change of use of the planning unit from a C3 dwelling to a *sui generis* use comprising a C3 dwelling house and beauty salon.

Consequently, a full planning application has been submitted for this change of use.

Residential amenity

The proposal would not result in harm to residential amenity. The use of the outbuilding as a dermatological beauty salon would not give rise to increased levels of noise above that of an ordinary dwelling house. Furthermore, the occupiers of the dwelling could reasonably use the outbuilding for incidental uses such as a home cinema or games rooms which would likely generate higher levels of noise than the proposed use.

As stated, a *maximum* of 6 customers would be treated at the salon within a day, although it is unlikely to be at full capacity each day. The number of customers coming to and from the site is not considered to be significant and in practise would make no material difference than the Applicant driving to and from customer's homes between appointments.

Accessibility & Parking

The site consists of a 3-bed dwelling house. The Parking Standards SPD states that the parking requirements of the dwelling are two parking spaces. There are currently two parking spaces provided at the property, although the occupiers of the dwellings only have one vehicle. During the use of the salon, one parking space will be set-aside for customer parking on the driveway. As the salon will be operated via a booking system, only one customer will require a parking space at any given time. Appointments will be spread out throughout the day to ensure that customers do not have to wait in the highway.

Furthermore, as a small local business, it is likely that a large proportion of customers will walk or cycle to the site. The surrounding area has good pedestrian connectivity with footways situated on each side of the highway. The topography is relatively flat which makes cycling a more attractive option. There are also good bus links nearby which are operated by TFL and provide regular connections to the site.

The turfed front garden of the dwelling is suitable for future driveway expansion if the Applicant wishes to increase parking capacity and there are no parking restrictions in Micklefield Way or surrounding roads.

In summary, the on-site parking provision is considered to be adequate for the proposed ancillary use and, as per the test set out within the NPPF, would not cause an unacceptable impact to highway safety.

Character and Appearance

The outbuilding is of a residential scale and was constructed under permitted development. The proposed use of the outbuilding for an ancillary beauty salon would retain the residential character of the site due to its limited use and *de minimis* impact on amenity. Whilst the surrounding area is generally residential in character, there are a number of other uses in close proximity such as retail, public house and religious uses, all of which have a significantly greater impact on the character of the area than an ancillary home business.

Local Precedence

An application search was undertaken to review planning precedence under the adopted development plan. One application was found which was recently approved. Application 19/2011/HSE was approved in February 2020 for the '*Construction of rear outbuilding for use as a Beauty Salon*' at 51 Furzehill Road, Borehamwood, Hertfordshire, WD6 2DJ.

The application is very similar to that proposed and was approved under the same adopted development plan, thus providing precedence for the proposed development.

CONCLUSION

In summary, the proposal would allow a local business owner to operate her small scale, niche business from home. The NPPF stresses the importance of allowing new and flexible working practices and adapting to changes in the economic circumstances. The Covid-19 pandemic has highlighted the ability for businesses and practitioners to adapt but has also underlined the economic struggles that small business owners face. High business rates and leases make retail units unfeasible for sole practitioners and small business owners, meaning that running an ancillary business from home is often the only viable option. Uptake of home working has slowly increased over the past 10 years, however, due to the Covid-19 pandemic, working from home has now become the norm. The character of residential areas has therefore changed alongside working habits.

Consequently, the proposal would accord with the economic and social objectives of the NPPF, and would have minimal impact on residential amenity, character and appearance and the local highway network. Furthermore, as outlined above, a similar application has been approved within Borehamwood, providing a local precedence for this application. Consequently, the proposal accords with the development plan and should be granted planning permission.

Please do not hesitate to contact me if you require any additional information.

Yours sincerely,

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