

## **Planning Statement**

### **RE: Permanent Change of Use of Class E Garden Room to be used, in part, as a Beauty Room at 16, Northfield Drive, Mansfield, NG18 3DD from Temporary to Permanent Permission.**

#### **Introduction**

This statement is prepared in support of an application to make the above-mentioned change of use, which was temporarily approved back on 7<sup>th</sup> June 2023 under app ref no. 2023/0270/COU, permanent.

Since the planning approval was confirmed back in the summer of last year, Kelly Hipsley's beautician business has operated successfully from the application site, in accordance with all conditions detailed as part of the permission. Pertinently, there has been no form of complaint made in any way, shape or form from the neighbours within the cul de sac location.

By way of background, Kelly Hipsley, who is owner and lives at the Property with her husband and family, had been part owner of a beauty business known as "The Beauty Corner", at premises in Huthwaite. The beauty business, which had been running for over 8 years, has an established client base, and acts as Mrs Hipsley's primary source of income. Unfortunately, due to a combination of the impact of the Covid lockdown period and now, furthermore, the current cost of living crisis, Kelly needed to seek methods of cost cutting in order to ensure that her business remains profitable going forward and thus provides a level of income that will continue to support her family.

The relevant Garden Room in question that now acts as premises for Kelly's business, was built out in 2020 following receipt of planning approval on 24.12.2019 (App Ref No. 2019/0697/HHA). The original approval was for the building to operate as a Gymnasium. Whilst the building operates in part for this purpose, the general use has evolved to that of a multi-function garden room. As the use of a beauty business is only being operated part time, the general building use has been maintained to be flexible, and as such still operates as a garden room in part.

The following Statement provides full details in relation to the proposed change of use and confirms why the proposed change is appropriate within the site context, local planning policy and within the wider Planning Balance overall.

#### **Site Context**

The existing garden room is single storey and located to the rear boundary of the property, within a shielded part of the property. The building has a white rendered finish and measures c. 7.25m x 4.6m, with a height of 3m, in accordance with the original approval. All elevations to the building are blank, other than the elevation that faces onto 16 Northfield Drive, which is a pertinent design consideration from an amenity impact perspective. Furthermore, the building has been built out as fully insulated.

No. 16 Northfield Drive forms one half of a pair of semi-detached houses and has been extended to the rear, beyond which there is a level garden area which runs between the existing house and the garden room building. The rear curtilage of the property is edged by

high wooden fencing ensuring privacy to the occupiers and those adjacent.

The rear curtilage is generous in size and the surrounding area is predominantly residential, although Asquith School is also nearby.

Other earlier applications relating to the property, although not relevant to this submission, are as follows:

- 2008/0159/ST: Rear Dormer and Alterations approved 24.04.2008
- 2017/0185/PNHNE: Notification of Proposed Larger Extension – approved 12.04.2017.

### **Proposed Use and Operation**

The proposed change of use is to be permanent from temporary to allow the established garden room to operate, in part, as a beauty room to carry on allowing Kelly Hipsley to operate her established business from her home. This change in location has been essential to ensure the continued operation of the business due to current overheads, namely the increased overhead costs associated with the previous premises at Huthwaite.

The property has the benefit of three parking spaces, so all relevant customers arriving for their treatments are being accommodated via off street parking. There is access from the driveway via the side of the property, through to the garden room at the rear.

In terms of operation, the beauty room operates strictly by appointment only to a maximum of 5 clients a day.

It has been highly beneficial to the sustainability of the business that Condition 4 of the existing approval allows operating hours that are not restricted to those of standard business hours, given that a number of existing clients require appointments after 5pm to fit in with their own work patterns. As such, the cut off time of 7pm in the evening has been welcomed, as is the ability to work on Saturday mornings. Accordingly, if permanent approval is confirmed, it is requested that the hours of operation allowed for by Condition 4 continue to apply.

To confirm, the beauty room will be strictly by appointment only, with no walk ins.

Importantly, the booking system is operated to ensure that only 1 client at a time attends the premises, with space left between customers to ensure no overlap, thus ensuring adequate parking etc. In the unlikely event that an appointment runs late, Kelly has procedures in place to ensure that the next client is contacted to inform them of the delay so they can thus delay their arrival, to ensure that no disamenity is incurred by the neighbours to the property in such a circumstance and that adequate on plot parking remains available to all clients.

No music is played within the beauty room during business operation, ensuring that the relevant neighbours are not subject to any noise impact. As detailed earlier in the statement, the outbuilding has also been built as fully insulated, meaning negligible noise impact is caused from the outbuilding during times of business use. The walk between the driveway and the outbuilding is only circa 10 seconds, meaning no disamenity impact is caused by those arriving and leaving appointments, with any ambient noise remaining entirely consistent with that of an established residential street.

The associated trip generation derived from the 5 clients per day also ensures that the cul-

de-sac will remain to operate in accordance with its current residential side street function, with no detriment from a highways impact perspective.

Kelly Hipsley has carried this out on the existing temporary Permission successfully for an extended period of time now. Given the current application is due to lapse in a few months time, Kelly is now looking for a Permanent Change of Use permission to carry on running her successful business. It is important that the permanency can be secured to ensure that Kelly will then not need to re-apply, which each year incurs Kelly a cost, not to mention the stress and anxiety of worrying if she can carry on working from her beauty room at the property.

### **Planning Balance Considerations**

The principle of change of use of a residential garage or outbuilding to a salon or beauty room use has already been established by a plethora of other similar change of use approvals across the District since the covid lockdown period. Clearly, this is an essential change to allow small self-employed business operators to continue to function within the current financial climate.

Kelly has now successfully operated from the premises successfully under the terms of the existing approval for an extended period of time. In this time, there has been no concern raised from any of the residents that surround due to the fact that the relevant operation affords no disamenity or negative highways impact

As detailed above, the proposals are for moderate use of an existing established residential outbuilding. Factoring in the existing parking provision, the well shielded location of the outbuilding, the quality of the build including insulation, and the specifically proposed operation of the business in terms of appointment restrictions with no music etc, there is no noise or disamenity impacts affecting neighbours to the property outside of standard residential ambient background noise.

The nature of the built form, with 3 blank sides and substantial boundary treatments ensure that privacy is maintained to the neighbours of the property regardless of the change of use proposed.

The number of clients coming to and from the property within any one day does not exceed 5, thus ensuring noise impact will be kept to a minimum, whilst any impact on the local highway network could not possibly be considered as severe, so as to warrant objection from this regard.

Given the above, it is considered that the proposals directly adhere to the requirements outlined in Policy 7 of the Mansfield District Council Local Plan (2020). Furthermore, similar approvals elsewhere for changes of use of this type help identify the importance of such assistance for local businesses, thus enabling economic development, the type of which is defined as being acceptable in locations in closer proximity to residential areas.

As such, we look forward to the Council's positive response with respect to the above-mentioned application, helping support the longevity and sustainable future of an established local business.