

# **Proposed Part Garage Conversion To Form Small Scale Beauticians Clinic And Proposed Extension of Existing Sun Lounge for Private Use Only at 20 Marchlyn Crescent, Ingleby Barwick**

## **Site**

The existing building is a two storey dwelling situated in a residential area on Marchlyn Crescent, Ingleby Barwick. The original approved planning drawings show it as a four bedroomed property but the applicant has confirmed that the smallest bedroom is incapable of accommodating even a single bed and is currently used as a dressing room.

## **Proposal**

This application is in two parts with the first being for the retrospective approval of conversion to part of the existing garage and Change of Use to form a small-scale beauticians clinic used by the applicant for a small home business. The second part of the application is for the extension of the existing rear sun lounge. This would normally be dealt with under a Householder Application but to expediate matters it is being submitted as part of the Full Application for the first part.

## **Design**

The proposed part conversion and change of use of the garage to form the beauticians has no effect on the external appearance of the front of the property with the garage door remaining in place and giving access to a small storage area for household equipment such as children's bikes etc. There is the addition of a 900mm wide by 2100mm high access door to the side which individually could be formed under Permitted Development Rights which is used for access to the beauticians.

The sun lounge extension will replicate the appearance of the existing one with matching brickwork and roof tiles.

## **Access & Parking**

Access and parking would appear to be affected by the proposal as there is the loss of the existing garage space but it is submitted that this was already undersized compared to current SBC Highways Standards which state that single garages should be a minimum of 3m x 6m and the existing was only 2.45m x 5m. Therefore, the existing on site provision is realistically only 2 spaces and both of these are to be retained. As stated above, the original approved planning drawings show it as a four bedroomed property but the applicant has confirmed that the smallest bedroom is

incapable of accommodating even a single bed and is currently used as a dressing room therefore the two spaces conform to the Highways Authority Standards for a three bed property. It is acknowledged that the Change of Use to a Beauticians will attract additional visitors to the property but these will be managed by the applicant so as not to cause on street parking and a nuisance to neighbours. Appointments are timed with gaps between so no overlaps occur and one of the driveway parking spaces will be available for clients. The applicants only own one vehicle as the husband works away from home on a two week on two week off shift rotation. Should this change the applicants also have the use of the ladies mother's drive who lives in the immediate vicinity.

### **Conclusion**

It is submitted that the proposal constitutes an appropriate and sustainable development that not only provides for the needs of the applicants but minimises the impact on the neighbouring properties. Since the Covid lockdowns of 2020 more and more people are working from home and the applicant has set up her own business and this type of arrangement is becoming more common.