

INTRODUCTION

This statement has been produced in support of a full planning application for the change of use of a residential garage (Use Class C) to be used as a hair salon (Use Class E3(iii)).

This statement is to be read in conjunction with other supporting information submitted as part of this application.

- 24-001-100 Location Plan & Existing Site Plan
- 24-001-105 Existing Plans & Elevations
- 24-001-110 Proposed Site Plan
- 24-001-120 Proposed Plans & Elevations

SITE CONTEXT

The application site is located on Hindley Road and is within the Westhoughton South ward/electoral division, which is in the constituency of Bolton West.

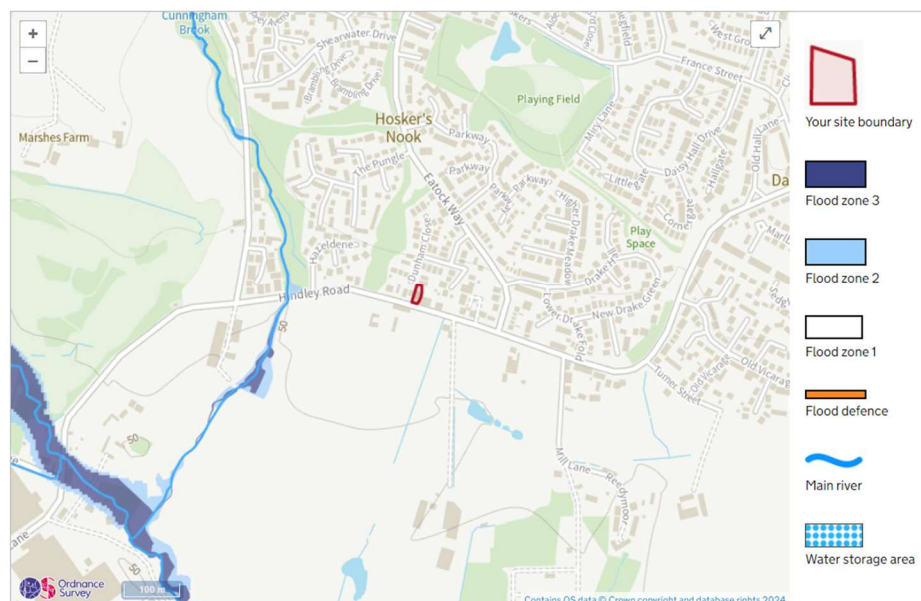
Located on the application site is a single storey detached dwelling with attached garage and was constructed circa 1990 following grant of planning application ref - 36327/90.

The site is located within a primary residential area according to the Bolton UDP Map and has a substantial amount of front and rear amenity space.

The application site is located within a Flood Risk 1 Zone as illustrated below.

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



► [What the flood map shows](#)

Appendix 1 – flood map accessed Gov website.

DESIGN

Existing Dwelling

The original bungalow was constructed in the 90's as a one off self-build dwelling containing 3 bedrooms, 1 bathroom, and kitchen/dining area with separate lounge. There is also an attached garage area accessed off the dining area.

The current tenants have since erected a stud wall within the original garage area to create a utility room with additional WC.

The building's material pallet comprises of traditional materials suitable to the locality of the area with red facing brickwork to the external walls and dark grey concrete roof tile.

The windows and doors to the property are double glazed with golden oak colour UPVC frame and the current parking provisions allow for off road parking for up to 4no. cars.



Appendix 2 –Existing site photographs.

The Proposal

The proposal aims to optimise the utilisation of the existing floor space owned by the applicant for the operation of their small business as a hair salon. Client bookings would be on an appointment basis only and the proposed hours of operation are as follows:

Monday - 9am-8pm

Tuesday - Closed

Wednesday – 9am-5pm

Thursday – 9am-5pm

Friday – 9am-5pm

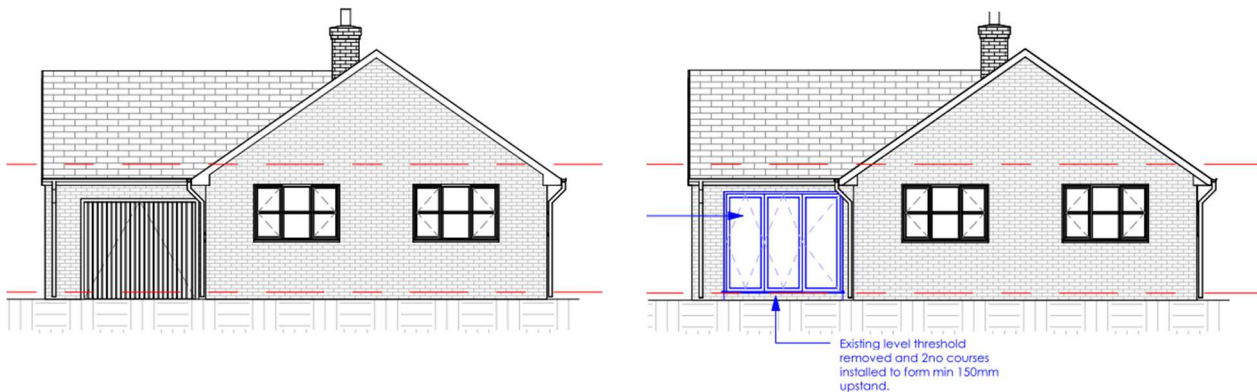
Saturday – 9am-2pm

Sunday – Closed

Bank Holidays – Closed

No external signage or advertisement is proposed.

In summary the only external change proposed is for the current garage door to be removed and replacement with new bi-folding doors. This change would establish a distinct point of access for clients, separate from the main dwelling.



Appendix 3 – Existing front elevation (left) & Proposed front elevation (right)

Furthermore, the proposal capitalises on the existing non-habitable areas of the host dwelling. The current utility room is earmarked to function as a preparation area for the new hair salon while primarily serving the host dwelling. Additionally, an existing WC within the utility room will be available for client use, eliminating the need for to enter the main dwelling.

Given the current use as a garage, a new timber floor is to be constructed over the existing slab and new standard 150mm threshold detail is proposed for waterproofing purposes.

All building work is to comply with current Building Regulations and will be subject to separate Full Plan Check Building Control application. It is proposed that new thermal elements are to meet the minimum required U-values and any existing thermal elements are to be upgraded where possible.

There are no internal or external alterations proposed to the habitable areas of host dwelling.

PLANNING

EXAMPLES OF APPROVED SIMILAR DEVELOPMENT LOCALLY

17002/23 | CHANGE OF USE OF DWELLING TO COMMERCIAL UNIT AT GROUND FLOOR AND 2NO. BED FLAT TO FIRST AND SECOND FLOORS TOGETHER WITH SINGLE STOREY EXTENSION AT REAR AND ERECTION OF A 2M HIGH TIMBER FENCE TOGETHER WITH EXTERNAL ALTERATIONS AND CREATION OF NEW SHOP FRONT

14357/22 | CHANGE OF USE FROM GARAGE TO BEAUTY ROOM WITH NO EXTERNAL CHANGES (RETROSPECTIVE) | 16 Greensmith Way Westhoughton Bolton BL5 3BR

ACCESS

The application is in a sustainable location with good transport links into Bolton, Wigan and other areas of Greater Manchester.

As salon services are by appointments only, it is considered that there will be no significant increase in vehicular traffic and off-road parking is available to clients.

A new point of access is proposed to the salon area and is to be separate to the host dwelling. The current garage door is to be removed and replaced with Bi-folding doors or similar. The existing threshold replaced with an up-stand of min 150mm (2no. courses of brickwork) for waterproofing purposes.

Any new internal doors will have a clear opening width of minimum 910mm.

No changes are proposed to alter the current access of the host dwelling.

CONCLUSION

In conclusion, the proposal represents a harmonious integration of business activity within a primarily residential area. The applicant's plan to operate the salon with minimal disturbance through appointment-based bookings and restricted hours ensures compatibility with the surrounding neighbourhood.

The replacement of the garage door with bi-folding doors facilitates a dedicated entrance for clients and also maintains the architectural integrity of the property. Utilising existing non-habitable areas for salon functions, such as the preparation area and client WC within the utility room, demonstrates a resourceful approach that minimizes impact on the main dwelling.

The proposal will adhere to current building regulations and ensures responsible construction practices while enhancing the functionality of the property.

In summary, the conversion of the garage into a hair salon offers a pragmatic solution to optimize space usage while respecting the residential character of the area. Therefore, it is recommended that the proposal be supported, subject to any necessary conditions and regulatory approvals.