

Cover letter

RE: Lawful Development Certificate

Address:
88 Stakes Road,
Purbrook,
Waterlooville,
PO7 5NU



Figure 1 Site location plan (scale version attached seperatley)

This letter concerns the application for a certificate of lawfulness for:

- 1 – The conversion of the existing integral garage to a habitable room.
- 2 – The use of this room for work from home purposes as an individual hairdresser.

The integral garage at 88 Stakes Road, located to the South East side of the main house (highlighted in figure 1) and partially concealed by the property, is converted to a habitable room. With window frontage (replacing the metal up and over door) being the only external alteration, as is entirely covered by permitted development rights.

This will have no impact on the external aesthetics of the property or the wider context of Stakes Road.

The space would be a habitable room used for occasional clients for haircuts during daytime working hours. The owner is an individual and mobile hairdresser who also visits clients in their home who are unable to travel. The space would simply have an adjoined bathroom to suit this purpose.

The space would house a maximum of one haircut/client at a time.

88 Stakes Road has substantial off road parking space for upto 6 vehicles, parking on the road would not be affected. The site also has a secure gated area for bicycle parking and is adjacent to a bus stop.

Working from home for all types of business has become increasingly popular in recent years and the use of this space for this purpose will have no affect on the overall use class of the property or impact on the wider area.

To summarise: this is an application for a lawful development certificate for permitted development conversion of an integral garage into a room used for work from home purposes with occasional clients.