

Supporting Statement for Planning Application Regarding Use of Section of Existing Outbuilding for Hair and Beauty Salon at 11 Clinton Road, Watlooville. PO7 6DT.

The applicant (owner) took possession of the property on 24 March 2016. The property is a semi-detached chalet bungalow. The rear outbuilding in question was existing at the time of purchase having been constructed by previous owners. It occupies an overall area of 3.91 x 8.11m to the north east corner of the plot as indicated on the site plan. The height of the structure is 2.5m from ground level.

A single storey rear extension and other internal alterations was carried out by the owner to the chalet bungalow following Planning Consent obtained on 3 May 2017 (ref. APP/17/00299). This extension is also indicated on the Site Plan.

It is noted that the applicant enquired about using the existing outbuilding prior to purchasing the property as it was always intended that this would be used for his wife's self employed business and a response letter was issued by Havant Borough Council Planning on 27 January 2016. This advised of options available with regards to determining the use of the outbuilding. The outbuilding was being used for a dual use of Hair and Beauty Salon plus incidental use by the occupant's family members. This use commenced from March 2016 and was unchallenged until the matter was subsequently investigated further by the Planning Enforcement Team in December 2019, following it is understood receiving a complaint raised by a nearby occupier.

Subsequently a visit was made by Ms K Howard, Planning Enforcement Officer, and followed by various telephone conversations and email exchanges in the matter. It was then confirmed by Ms A. Zelazik (Senior Planning Enforcement Officer) on 25 August 2020 that an application would be necessary for either a 'Lawful Development Certificate' or that a Planning Application would be needed to determine the use of the outbuilding. The owner has now decided to take the route of a Planning Application in the matter.

As is indicated on the Site Plan the front third of the outbuilding is used purely for general garden storage. The Hair and Beauty Salon occupies the rear area and is accessed via a side part glazed door located on the south elevation of the outbuilding. The salon consists of two interconnected rooms. A small non openable window is provided within the salon area and lighting and power are provided as extensions from the residential bungalow. The outbuilding is a timber structure with horizontal shiplap cladding and a felt flat roof. In essence, externally it looks no different to any garden shed /structure provided to other residential properties. The building is also used by members of the family for ancillary social purposes evenings and at weekends.

Mrs Beasley is self employed and carries out a mobile hairdressing service to most clients, however a number of other local people visit the property to take use of the facilities provided in the salon. All clients are either friends, relatives, neighbours or recommendations from other persons. Most people using the facilities are long standing clients and acquaintances of up to thirty years. No on site advertising is carried out by Mrs Beasley in the matter. All visits are by appointment only on an individual basis and will occur on selected days only as provided below.

Consent for operating the business is requested to cover the following days and times:

Tuesday: 9.0am – 6.0pm

Wednesday: 9.0am -6.0pm

Friday: 9.0am -6.0pm

Alternate Saturdays: 9.0am - 3.30pm

Saturday reduced hours are requested to cover long standing Special Educational Needs Clients that Mrs Beasley has who are unable to attend on other days during the week.

All appointments are individual and no overlap of persons attending occurs. People will access the salon by the side pedestrian access to the property, most arriving on foot, but if by car there is unrestricted parking available in Clinton Road. Also, if necessary space for parking a client's car can be accommodated to the front garden area as this has already been created fully for accommodating vehicles in conjunction with previous alterations and extension to the property. Four cars can be parked in the front area of the property, three of which are normally taken by the occupants however, during the week two cars are likely to be absent as they would be used by occupants for their own working purposes. On a Saturday the parking space closest to the front boundary can be used by clients which would provide unrestricted access and exit to the drive area.

A Planning Consent is also being applied for partly as a result of the current Covid 19 pandemic which has effectively placed certain restrictions on the use of the building. It is necessary to fully prepare the areas prior to any visits and subsequently sanitise and clean the area after each visit. As a result of this the area is unable to be used as much for family social gatherings and relaxing, to ensure all necessary measures are taken to reduce the spread of the virus. These arrangements will always be carried out in accordance with any recommendations, restrictions or regulations as may be imposed by Government in relation to these matters.

The business generates no significant noise or nuisance to nearby residents and is carried out in a very low key manner, with no advertising displayed. It is therefore requested that consideration be given to issuing a Full Planning Consent for the use of the existing rear outbuilding as a Hair and Beauty Salon in association with a self employed business operated by Mrs Beasley, within the criteria as indicated this statement.

Mark Singleton

(On Behalf of Mr A Beasley).

9 September 2020.

(Revised 6 May 2021)