

Cover letter

RE: Lawful Development Certificate

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



Figure 1 Site location plan (scale version attached separately)

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

- 1) – The change of use of a building, which was originally a garage, to a useable room.
- 2) – The occasional use of this room for work from home purposes as a self-employed hairdresser.

The garage at 88 Stakes Road is located to the southeast side of the main house (highlighted in figure 1) and is partially concealed by the property. It is now being utilised as a useable room. With window frontage (replacing the metal up and over door) being the only external alteration, it is entirely covered by permitted development rights. This has no impact on the external aesthetics of the property or the wider context of Stakes Road.

The applicant is an individual and mobile hairdresser, who also visits clients in their home. The space is used for occasional clients visiting the property for haircuts during daytime working hours. The space has an adjoined WC to suit this purpose. The space allows for a maximum of one client at any given time, but seating is available for one other person, where appointments occasionally overrun. Very occasionally, another hairdresser will visit the premises for training purposes.

88 Stakes Road has substantial off-road parking for up to 6 vehicles, so no additional demand is placed on the available parking in the vicinity of the property. 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 effect 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 of what was formerly a garage, into a room used for work from home purposes, with occasional visiting clients.

Yours sincerely

Peter Gibbs