

1. Planning Notes

- a. Avenue Medispa herein after call “the business” is a beauty therapy company that began trading on November 29th 2014. It operates from a building in the grounds of 25 Warblington Avenue, Havant. The building that houses the business was formally a large double garage being converted during the summer of 2014. It comprises one reception room with a small drinks area, a shower/cloakroom and a treatment room.
- b. Outside the normal business hours the building has a dual purpose as a guest facility for visitors to the residential dwelling in the grounds of 25 Warblington Avenue.
- c. Building control was contacted about the aforementioned conversion and a building control officer has visited the property to carry out periodic inspections as part of the formal process to obtain building regulating approval. At the time of writing the final inspection is outstanding which is to approve the loft insulating and the alternative fire exit from the treatment room.
- d. The applicants contacted the Havant Borough council at the time the building was converted and following this presumed that formal planning approval was not required.
- e. Since then representatives from the planning office have visited the property and this has been the catalyst for this planning application.
- f. A representative has also visited the property regarding environmental health and an appropriate certificate has been issued
- g. A representative to assess the property for business rates also visited. Following this the property is now subject to business rates.

2. Hours of Operation/Number of visitors

- a. Avenue Medispa runs an appointment only service and therefore is able control the number of visitors to the facility and also the times of operation. No walk-in visitors are permitted and the business will not attract these types of visitors as there is no advertising visible from the street outside the property.
- b. Our standard operating model will be to operate within the following hours:
Monday to Saturday - 08:30 to 18:00 hrs
Saturday Closed
Sunday: Closed
- c. The business will operate with only one treatment room which is capable of supporting one visitor concurrently.
- d. The business will have a maximum of ten visitors per day and an average of five.
- e. There will be a fifteen minute interval between appointments.

3. Parking Notes

- a. Please refer to the attached plan 25WA-DR1 and accompanying photographs
- b. The business has off road parking for up to four cars related to the usage of the business as follows:
One parking space for a beauty therapist or other practitioner (S1)
One parking space for a receptionist shown hatched on the plan (S2)
(although we currently do not employ one)
Two parking spaces for clients if one arrives early for their appointment (C1 and C2)

- c. The property will have a further three private parking spaces reserved for owners/visitors to the domestic residence who will park down the side of the main residence during normal business hours
- d. The parking surface is constructed of block paving and is of good quality with no subsidence.
- e. There is sufficient turning room for cars within the grounds of the property and Visitors will be encouraged to park within the grounds of the property (as shown on the attached drawing)

4. Environment

- a. Avenue Medispa is situated in Warblington Avenue, which is a quiet mainly residential road consisting of private houses.
- b. The exception to this is The Avenue Tennis Club which is immediately opposite the property.
- c. The road outside is wider than most residential roads and is a popular spot for driving schools to bring their pupils to practice three point turns. In a sample period of twelve hours on 17th February, eighteen learner drivers carried out manoeuvres in the road immediately outside the property.
- d. The road is not generally used as a cut through although it can be used to gain access to the level crossing at Warblington station and therefore bypass the traffic signals on the main road.
- e. There is a high wall and hedge (6 feet high) on the front boundary between the property and the road and therefore the property and car park is not overlooked.
- f. There are electric gates to the property although during the hours of business these will remain open.
- g. There is a small sign to the left of the front door to the building that houses the business and this is not visible from the road. It's dimensions are 300mmX300mm and it is not lit.
- h. There are two floodlights fixed to the front of the building that houses the business and these are infrared activated.
- i. These lights cannot be seen from the road and only illuminate the area to the front of the building to help visitors to access their vehicles during hours of darkness.
- j. None of the procedures or treatments provided by the business are considered noisy in nature and in fact the services offered are marketed as being personal and relaxing.
- k. As a comparison, we would be considered to have similar noise levels as those from within a GP's consultation room.

5. The premises

- a. Please refer to the drawing WA25-DR2
- b. Being converted from an existing garage consists of:
 - i. 1 treatment room with wash hand basin and window to front aspect
 - ii. 1 Reception room with refreshment area and sink unit
Window to side aspect and main door to front aspect
This room has a dual purpose as a residential guest room when the business is closed
 - iii. 1 cloakroom/shower room with window to side aspect
- c. The property benefits from:
 - i. connections to the main sewer
This was inspected and approved by HBC building control
 - ii. Gas central heating and hot water
This was installed by a Corgi registered installer
 - iii. LED lighting to all rooms.
 - iv. Thermal insulation to current building regulations.