Design and Access Statement

2A Scratchface Lane Havant

Proposal: Change of Use of Existing Outbuilding (9m x 4.5m) to Hair Salon

1. Introduction

This statement supports our planning application for the change of use of an existing garden room to allow operation as a small, family-run hair and beauty salon.

The proposal seeks to formalise the limited, low-impact business use of the existing outbuilding while maintaining the residential character of the site and surrounding area. The development will provide a sustainable way for us to continue our small family business without adverse effects on our neighbours or the local environment.

2. Site and Existing Use

The property is a detached dwelling with a single-storey garden room located within the front garden boundary. The outbuilding was originally constructed as additional family space, with full planning permission already granted.

Due to recent financial pressures — including a 50% increase in our commercial rent and higher business rates beyond the small business relief threshold — it has become financially impossible to continue trading from our current premises. This represents an additional £25,000 per year in costs, which our small family business cannot sustain.

We are a two-member family team who have worked hard to establish a successful, community-based business after the challenges of lockdown. We also support the local college by providing work experience opportunities for students and have built a loyal client base across the Bedhampton and Havant area.

The site benefits from ample off-street parking for over five vehicles, accessed directly from Scratchface Lane. This ensures that the proposed use will not cause on-street parking or congestion. Many of our existing clients live locally and either walk or use public transport, with a significant proportion being elderly clients who do not drive.

3. Proposed Use

We are seeking planning permission for the change of use of the existing garden room to a small salon offering hair, beauty, and aesthetics treatments.

Key operational details:

- Business type: Family-run hair and beauty salon
- Maximum number of clients: 3 at any one time
- Operating hours: Tuesday–Friday 9am–5pm; Saturday 8am–4pm
- Staffing: Two family members (applicant and one relative)

Noise and disturbance: Minimal — comparable to normal residential activity. Most treatments (e.g., facials, lashes) are quiet. Occasional hair dryer use will not be audible beyond the building.

Appointments: Strictly by appointment only (no walk-ins or accompanying guests).

The limited number of clients and the appointment-based model ensure there will be no excessive traffic, noise, or disruption to neighbouring properties.

4. Parking and Access

The site benefits from at least five off-street parking spaces, providing more than adequate capacity for staff and clients. As client appointments are staggered, there will be no overlap or queuing.

Vehicle movements associated with a maximum of three clients at any one time are well within acceptable limits for a residential area. Access from Scratchface Lane is safe, convenient, and already established.

5. Residential Amenity

The proposed use will not generate any material increase in noise, odour, or disturbance compared to normal residential activity. All treatments will take place indoors. No external alterations or signage are proposed beyond what is appropriate for a home-based business.

Operating hours are limited and considerate, ensuring there will be no evening or Sunday activity. The appointment-only structure provides additional control to protect residential amenity.

6. Planning Policy Considerations

The proposal aligns with local and national planning policies supporting small-scale, home-based businesses where they:

Do not harm residential character;

Provide adequate parking and safe access; and

Do not cause undue noise, traffic, or disturbance.

The application fully meets these criteria. The scheme represents efficient use of existing built form and supports local enterprise and community resilience.

7. Conclusion

In summary, the proposed change of use is a small-scale, family-operated, and low-impact business that will operate responsibly within a residential setting.

The development will:

- Safeguard local employment and skills;
- Support sustainable home working; and
- Preserve the amenity and character of the area.

We respectfully request that planning permission be granted for this proposal, recognising both the careful management measures in place and the vital importance of this business to our family's livelihood and the local community.