MR & MRS WARTON

2a Scratchface Lane

Havant , PO9 3NG

Applicant Statement

Introduction

This statement supports our planning application for the change of use of an existing garden room at the above property to allow operation as a small, family-run salon. The proposal seeks to formalize the limited, low-impact business use of the existing outbuilding while maintaining the residential character of the site and surrounding area.

Site and Existing Use

Our property is a detached dwelling with a garden room located within the front garden boundary which was intended to be used as additional family space, however, due to other financial constraints operating our small business we now need to reuse the outbuilding as a small salon.

This is not a decision we have had much choice in as our landlord has increased our current rent by 50% subsequently increasing our business rates over the small business rate relief bracket which very sadly put us out of the current location as rising costs can not be justified nor achieved.

This is in excess of another 25k per year money we just don't have. We are a two-family member team trying to keep our small business afloat in a very hard situation. It is heartbreaking that it has had to come to this as we have worked so hard to set up a successful small business after lock down.

We help the local college with work experience for many students and we have established a local loyal cliental of all ages.

The building is a single-storey structure, with the benefit of full planning permission. The site benefits from **ample off-street parking for over five vehicles**, accessed directly from Scratchface Lane ensuring that no on-street parking congestion will occur as a result of the proposed use. Furthermore, **many of our existing clients live within the Bedhampton/ Havant area and will walk or use bus as many are elderly and don't drive.**

Proposed Use

We are seeking permission for the **change of use of the existing garden room to a small salon** providing hair and/or beauty & Aesthetics services.
The key operational details are as follows:

- **Business type:** Family-run salon (hair/beauty treatments)
- **Maximum number of clients:** 3 clients at any one time
- **Operating hours:** Tuesday – Friday 9am-5 pm & Saturday 8am-4pm

- **Staffing:** Operated by the applicant and one family member only
- **Noise and disturbance:** Minimal, comparable to normal residential activity, most f clients are having beauty treatments such as lashes and facials which are quiet treatments, so the only noise would be a hair dryer which would not be heard outside the building itself.

The intention is to provide a small-scale service to local clients, operating by appointment only. The limited client numbers and appointment-based structure ensure there will be no excessive traffic, noise, or disruption to neighbours. All clients are aware it is a strict come by your self-policy (no plus ones). As this is our current policy on our high street location due to space.

Parking and Access

Our property has the benefit of **off-street parking for at least five vehicles**, including spaces available for clients. This ensures that visitors will not need to park on the public highway. Vehicle movements associated with three clients at a time will remain well within acceptable limits for a residential area.

Residential Amenity

The business will operate quietly, with no significant increase in noise, odour, or disturbance compared to normal residential use. All treatments will be carried out indoors, and no structural changes or external. The limited hours of operation and appointment-based system will further safeguard neighbouring amenity.

Planning Policy Considerations

We understand that the proposed use aligns with local and national planning policies that encourage small-scale home-based businesses, provided they:

- Do not adversely affect residential character
- Have adequate parking and access arrangements; and
- Do not generate unacceptable levels of noise, traffic, or disturbance.
- We also have support from neighbours both side of our property, letters attached

This proposal meets all these criteria.

Conclusion

In summary, the proposed change of use is **small-scale, low-impact, and family-operated**, with careful management to protect residential amenity and adequate parking to avoid any local disruption.
The development represents a sustainable use of an existing structure and supports local enterprise without detriment to the surrounding area. W**hilst we appreciate you have to factor in if this fits into the neighbourhood, please note there are many salons already operating on a at home basis in our Borough and this is our livelihoods we have worked and trained so hard to achieve.**

We respectfully request that planning permission be granted for the proposed change of use.