

PLANNING STATEMENT

2 Council Cottages, Cuckfield Lane, Warninglid, RH17 5UB

Change of use of existing log cabin building from ancillary residential to restricted small business use

This Planning Statement has been prepared in support of an application to Mid Sussex District Council, by the owner of 2 Council Cottages, Warninglid.

This application is for the change of use of the existing log cabin building in the rear garden at 2 Council Cottages, Warninglid from ancillary residential to restricted small business use to allow the owner to operate her business from home.

This statement is to be read in conjunction with drawings produced by Manorwood Construction.

The application seeks approval to change the use of the existing log cabin building to the rear of the property to a restricted small business use as a small beauty salon to be used by the homeowner.

The existing building has an approved lawful development certificate - DM/24/3059.

The homeowner owns Beautique Beauty Studio Ltd (beautique-beautystudio.co.uk) a small beauty salon which is currently trading at Loriner House, Broad Street, Cuckfield, RH17 5LJ.

The applicant intends to reduce the business in scale and relocate to the application address, to allow the company to continue operation on a 'working from home' basis.

Acknowledging that there are potential amenity concerns with an unrestricted business use within a residential area, the applicant proposes a number of restrictions in order to ensure no amenity issues would result from the proposal. These are set out later in this statement.

Site and surrounding area

The application site is a semidetached dwelling located on the east side of Warninglid village.

It is proposed that there will be no physical changes at the application site, inclusive of any increase to the height or volume of the existing building.

The existing building is predominantly obscured from view by hedges and trees from neighboring properties and therefore does not have any significant impact on the privacy of the neighboring dwellings.

The building is not visible from the front of the property / road, due to the slight sloping nature to the property.

The property has three private off-road parking spaces with access to an existing EV charging point.

One of the three spaces is proposed as a dedicated client parking space on the existing driveway with access to the building on foot via the rear side gate. There is sufficient turning space on site for three vehicles and as a result it is not anticipated that there would be any significant impact on highways or to the neighboring dwellings.

As the building is already existing and no operational development is proposed, there will be no impact to the garden habitat or biodiversity.

There is an existing paved area to the front of the building, which will provide cycle storage if required.

Policy support

Within the Mid Sussex District, currently 17% of economically active persons are self-employed. 13% of persons in work do so from their own homes.

National Planning Policies currently encourage working from home as a sustainable way forward by reducing on car journeys to and from the place of work.

The proposed use of the existing building will be as a Beauty Salon (Use Class - Sui generis) on the basis of one member of staff with only one appointment at any one time.

Having reviewed other similar approved applications in the Mid Sussex area, we have identified the following applications which we believe broadly align with this application: DM/20/3342, DM/23/0157, DM/21/3735

Proposal

By its nature the proposed business use as a Beauty Salon is a quiet operation and therefore there will be no noise generated that may impact on the amenities of the surrounding properties.

It proposed that one of the existing three car parking spaces located on the property will be made available to clients during the hours of operation. There will therefore be no pressure on on-street parking.

The space allocated in the proposal can also be used by the occupier of the property and visitors outside of the proposed business' operating hours or when there are no business appointments.

The proposed use is for a very small-scale one-to-one salon, and the scale of the building will limit the potential for the use to be intensified.

A number of restrictions have been offered below to ensure no impact on amenity of the neighboring properties, or the area would result. These can be controlled by Planning conditions.

In the event of the beauty business ceasing trade, or the current owner selling the property, then the building would revert to an ancillary outbuilding for the use of 2 Council Cottages, Warninglid. The applicant is willing to accept a condition securing this.

There are no physical changes being proposed as part of this application to the exterior of the building, the main dwelling house or to external areas.

The existing building in question comprises of 2 rooms, the larger room will be used for the majority of general treatments (manicures, eyebrow & eye lash treatments etc.), and a smaller second room, which will be used for tanning and storage.

The main doors and the windows on the south elevation of the building are glass, which have been and will remain obscured. There will be no changes to overlooking or loss of privacy as a result of this proposal.

The building is heated by small electric heaters, supplied by the mains power supply that is already in place to the building and as such will not cause any additional noise or pollution.

There will be no additional external lighting, the existing lighting provision as shown in the drawings, is sufficient to enable safe access to the building.

Hours of Operation

Trading hours will be as below, it is not expected that there will be appointments during all hours of operation:

Monday – Friday: 09:30 – 20:00

Saturday: 09:30- 15:00

Sunday & Bank Holiday's: Closed

Amount

The existing building footprint is 25m² in area. The roof height is approximately 2.45m at its highest point with a lower height at the front and rear.

The drawings for the building have been provided as part of this application.

No changes are proposed to the exterior of the building

Access

Access to the building will be via the existing side gate and level pathway on the western side of the residential property.

This will provide customers easy access to the business without any need to access the existing residential property.

The existing lighting provision is deemed sufficient by the applicant to access the property safely in times of darkness.

Clients will be able to drive in forwards to the dedicated parking space and to be able to turn around on site and leave facing forwards, ensuring that clients are able to access and exit the premises.