

Planning Statement

****Address:**** 42 Cavalier Way, East Grinstead, RH19 4SE

****Proposal:**** Change of use of existing outbuilding to beauty treatment room (Use Class E(e))

1. Introduction

This statement is submitted in support of a planning application for the change of use of an existing outbuilding at 42 Cavalier Way, East Grinstead, to be used as a small beauty treatment room providing lash extension services.

2. Site Description

The property is a residential dwelling located within a well-established residential area of East Grinstead. The site includes an existing outbuilding situated within the rear garden, accessed via a separate gate but entirely within the property boundary. The surrounding area consists primarily of residential properties with unrestricted on-street parking nearby.

3. Proposal

The proposal seeks planning permission for the change of use of the existing outbuilding from ancillary residential use to a beauty treatment room (Use Class E(e)). No external or structural alterations are proposed. The outbuilding will remain in its current form.

Appointments will be on a one-to-one basis, with only one client present at any time. The nature of the business (lash extensions) means that noise levels will be minimal, and no machinery or amplified music will be used. Clients will arrive by appointment only, and there is adequate on-street parking available nearby without restrictions.

4. Planning Considerations

The proposal makes efficient use of an existing building without any physical development or harm to the character of the area. Given the small-scale and low-intensity nature of the business, there will be no material impact on residential amenity, traffic, or parking.

No biodiversity impacts arise, as the proposal involves only a change of use and no groundworks or alterations to the existing landscaping. The proposal supports local enterprise in line with the National Planning Policy Framework's encouragement of small businesses and home-based working.

5. Conclusion

The proposed change of use of the existing outbuilding to a small, appointment-only beauty treatment room represents an appropriate and sustainable use of the site. The proposal will have no adverse effect on the character of the area, neighbouring amenity, or local infrastructure, and therefore complies with both national and local planning policy.

Accordingly, it is respectfully requested that planning permission be granted.