



Conversion of domestic garage to nail salon and hairdresser

404 Bury Old Road, Prestwich, Manchester, M25 1PZ

Planning, Design and Access Statement

Introduction

This Planning, Design and Access Statement has been prepared in support of a full planning application for the conversion of an existing detached garage to a nail salon and hairdresser (Sui Generis use) at 404 Bury Old Road, Prestwich.

The statement describes the site and surroundings, sets out the details of the proposed development, and assesses the proposal against relevant national and local planning policy, including the National Planning Policy Framework (NPPF) (2024), the Places for Everyone Joint Plan, and saved policies of the Bury Unitary Development Plan.

This application is supported by the following documents:

- Planning application form and certificates;
- Supporting planning, heritage and design statement (this document);
- Site Location Plan;
- Existing and proposed floor plans; and
- Existing and proposed elevations.

Figure 1: Site Photo



Application Site

The application site comprises a detached, single-storey garage building located to the rear of the host property. The host property forms part of a traditional end-of-terrace residential block on Bury Old Road. Vehicle and pedestrian access to the garage is taken directly from Park Place.

The surrounding area comprises a mix of uses, and properties with a mix of design character.

Prestwich Preparatory School is located opposite the site, and the surrounding road network experiences peak activity associated with school drop-off and pick-up periods. Outside of these times, on-street parking availability is generally less constrained.

The site is not listed and does not fall within a conservation area, and there are no overriding heritage constraints affecting the proposal.

Figure 1: Site Location Plan



Planning History

The following application has been previously registered at the property:

33687
SINGLE STOREY EXTENSION AT REAR
Approved

There are no planning obligations or conditions on the site to preclude the proposed development.

The Proposal

The proposal seeks planning permission for the conversion of the existing detached domestic garage into a small nail salon and hairdresser. The scheme has been designed as a modest adaptation of the existing structure, retaining the building envelope and making only limited external alterations.

Architecturally, the existing garage doors would be removed and replaced with a simple frontage treatment comprising a new entrance door, new window openings and infill walling below, creating a more domestic and visually ordered appearance. The submitted drawing shows a gross internal floor area of approximately 17.9 square metres, with the accommodation arranged to provide a nail and waiting area to the front and a hair washing area to the rear. The existing wall, floor and roof are to be thermally upgraded as part of the conversion.

The proposal does not involve any extension to the building and no substantial engineering works. The design approach is intentionally restrained, allowing the building to remain subservient within its rear plot setting while enabling a viable small business use.

Figure 3: Proposed plan

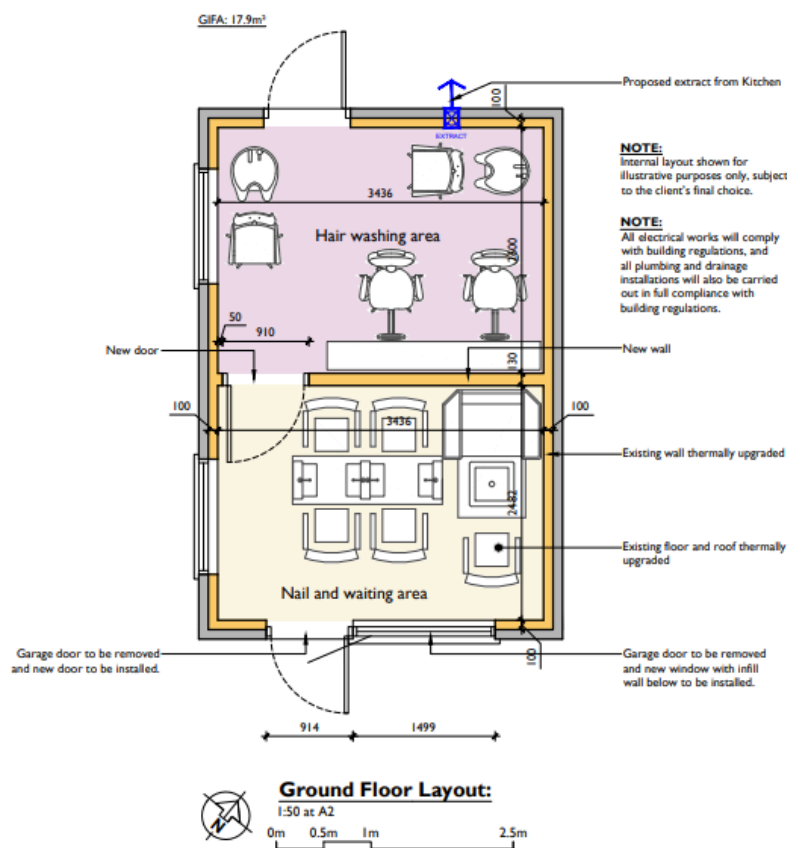
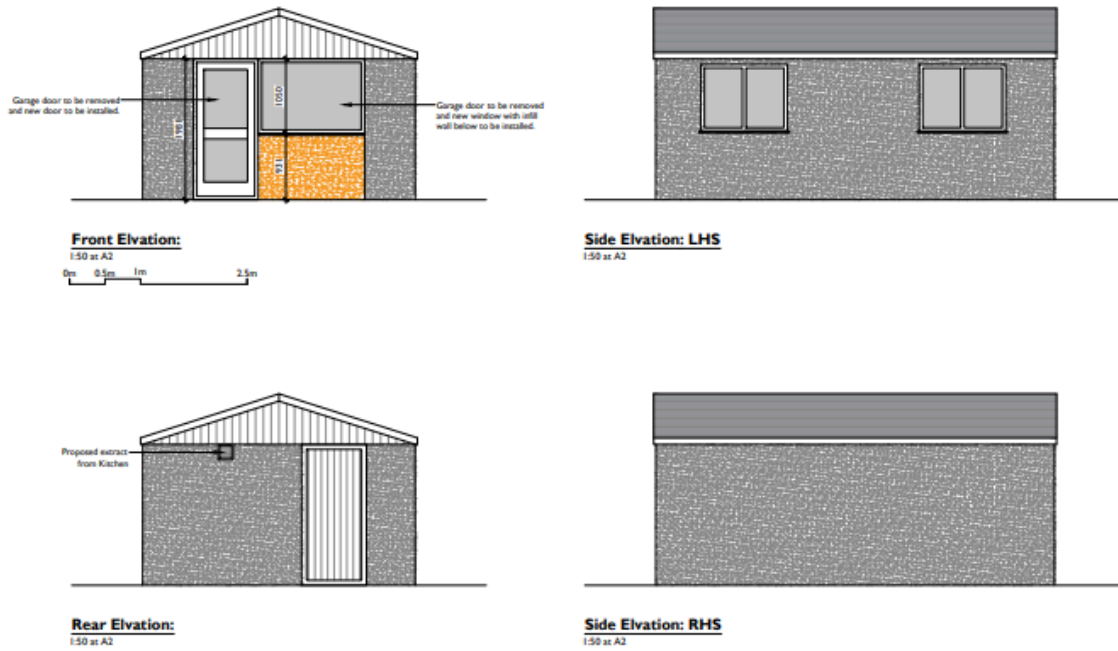


Figure 4: Proposed elevations



Management Plan

The salon would operate on a strictly appointment-only basis. This means client visits would be staggered through the day rather than generating continuous walk-in activity. A maximum of four clients would be present at the premises at any one time, ensuring that the scale of the operation remains modest and proportionate to its residential surroundings.

The proposed hours of operation would be 09:00 to 18:00 Monday to Saturday. The premises would remain closed outside those hours. These are reasonable daytime operating hours and would ensure that the use remains compatible with the residential character of the area by avoiding early morning, evening and night-time disturbance.

Parking demand associated with the proposal is expected to be limited. Given the appointment-only basis of the business and the cap on client numbers, arrivals and departures would be spread throughout the day and managed in a controlled manner. Clients would utilise lawful on-street parking in the surrounding area, while the modest scale of the use also means that some local trips may take place on foot.

Waste generated by the use would be limited in volume and capable of being managed through normal commercial arrangements.

Planning Policies

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Documents

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

Local Documents

Places for Everyone Joint Plan

The saved policies of the Bury Unitary Development Plan

Assessment

Principle of Development

The NPPF supports sustainable development, the effective use of land and buildings, and the creation of strong, vibrant and healthy communities. The proposal would bring an existing domestic garage into a viable small-scale commercial use without extending the building or materially altering its built form. It would therefore represent an efficient reuse of an existing structure within the urban area.

The proposed use as a nail salon and hairdresser is small in scale and would operate on an appointment-only basis. The nature of the business is such that activity would remain controlled and limited, rather than functioning as an intensive commercial use. The proposal would provide a local personal service from an existing building and, subject to acceptable impacts in detailed terms, the principle of the development is considered reasonable.

Design

National policy places significant emphasis on achieving well-designed places. The NPPF requires that development should add to the overall quality of an area, be visually attractive, respond to local character and history, and create places that are safe, inclusive and accessible with a high standard of amenity.

The proposed external alterations are minimal and confined to the existing garage structure. The replacement of the garage door with a simple, well-proportioned frontage will not appear incongruous or visually intrusive within the rear setting.

Given the location of the building to the rear of the property and its limited visibility from the public realm, the proposal will have a negligible impact on the character and appearance of the wider area.

The development is therefore consistent with national and local design policies.

Amenity

The site lies within a predominantly residential area and the effect on neighbouring living conditions is therefore an important consideration.

The proposed salon would operate on a strictly appointment-only basis, with no more than four clients at the premises at any one time, and with opening hours restricted to 09:00 to 18:00 Monday to Saturday. This would ensure that the scale and pattern of activity remain modest and predictable. Customer visits would be staggered through the day, reducing the likelihood of congregation, noise or general disturbance.

The use itself is relatively low-key in planning terms. Noise associated with the salon would be limited to normal conversation, low-level salon equipment and occasional vehicle arrivals and departures. Subject to appropriate controls over hours of operation, the proposal would

not be expected to result in unacceptable harm to the living conditions of neighbouring occupiers.

Transport

The NPPF advises that development should only be prevented or refused on highways grounds where there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe.

The proposed use would operate at a modest scale from an existing garage building within an established urban location. The appointment-only nature of the business means that visits would be managed throughout the day rather than occurring on a walk-in basis. In addition, the maximum of four clients on site at any one time would limit the overall level of activity associated with the use.

Although the site lies opposite a school and there may be periods when on-street parking demand is greater, the scale of the proposal is such that associated traffic generation would remain limited. Clients would arrive on a staggered basis and could utilise lawful on-street parking in the surrounding area. On that basis, the proposal would not be expected to give rise to unacceptable impacts on highway safety or parking conditions.

Conclusion

The proposed conversion of the detached domestic garage at 404 Bury Old Road to a nail salon and hairdresser represents a modest and carefully controlled form of development.

The proposal would bring an existing domestic outbuilding into productive use through limited physical alterations and a low-intensity operational model. The salon would operate on an appointment-only basis, with no more than four clients on site at any one time and opening hours limited to 09:00 to 18:00 Monday to Saturday. In these circumstances, the development would not give rise to unacceptable harm to the character of the area, neighbouring residential amenity, or local highway conditions.

Having regard to the development plan as a whole, together with the relevant provisions of the NPPF, the proposal is considered acceptable and planning permission should be granted, subject to appropriate conditions.