

Conversion of existing domestic garage into domestic utility room and space for owner/resident to work from home as a hairdresser, removal and replacement of garage door with window and cladding below, removal and replacement of rear window to glazed double doors allowing the space to be accessed from the home's rear garden.

Address: 22 Forth Road, Radcliffe, Bury.

Property Owner Statement:

My intention is to convert the existing garage at my house into a utility room where I can also work from home as a hairdresser.

Online advice suggests that planning permission to work from home as a hairdresser isn't required if it doesn't significantly change the overall character of the dwelling. My business activity doesn't create a material change of use, leading to increased traffic, noise, or other nuisances that would disrupt the residential environment. It is not my intention to convert the existing garage into a commercial salon with signage and a cash register etc. and deal with lots of customers a day or have people walk in off the street, it is to convert the garage into a domestic utility room which also gives me the ability to work from home as a hairdresser. If the property is put back on the market it will be as one complete domestic residence not a residence and business premises, any new buyers would just use the converted garage as a utility room. <https://www.planningportal.co.uk/permission/common-projects/working-from-home/planning-permission>

- No Significant Change:

My home remains primarily a private residence and the business activity doesn't create a material change, then advice online suggests I won't need planning permission.

This garage conversion will not lead to a notable increase in traffic, noise, or other disturbances, and will not significantly alter the character of my home, therefore is planning permission actually required?

Questions I've considered:

- - **Will my home no longer be used mainly as a private residence?** No, it will remain a private residence.
 - **Will my business result in a marked increase in traffic or people visiting?** No, no more visitors than any other home which has friends and family, I only ever have one customer at a time.
 - **Will my business involve any activities unusual in a residential area?** No, it is no different from me working as a mobile hairdresser and seeing my customers at their homes

- **Will my business disturb your neighbours at unreasonable hours or create other forms of nuisance such as noise or smells?** No

Again - It is not my intention to convert the existing garage into a commercial salon with signage and a cash register etc. and deal with lots of customers a day or have people walk in off the street, it is to convert the garage into a domestic utility room which also gives me the ability to work from home as a hairdresser. If the property is put back on the market it will be as one complete domestic residence not a residence and business premisses, any new buyers would just use the converted garage as a utility room.

Converting a Garage to Habitable Space:

Again online advice suggests that planning permission to convert a garage into habitable space is not required as it would normally fall under Permitted Development, but a Building Regulations application would be required, which I intend to use the Building Notice route. <https://www.planningportal.co.uk/permission/common-projects/garage-conversion/planning-permission>

Questions I've considered:

- **Is my home in a Conservation Area, AONB, National Park or is it listed?** No
- **Is my home a new build?** No
- **Does my home have any covenants or outstanding planning conditions?** Not that I am aware of.
- **Am I increasing the size of the exiting building?** No

Next Steps:

I intend to submit an application for a Lawful Development Certificate (LDC)

Summary

Use & Classification

No change of Use Classification is sought, property is Use Class C3 Dwellinghouses and will remain as Use Class C3 Dwellinghouses. The proposal is to convert the existing domestic garage space into a domestic utility room and space for owner/resident to work from home as a hairdresser. It is thought this can be done under Permitted Development Rights. The property is Use Class C3 Dwellinghouses. The property is not within a Conservation Area, a new housing development, AONB and it is not Listed.

The owner/resident is a mobile hairdresser and wants to work from home as a hairdresser as well.

Owner/resident statement: I will have no more than 1 customer at a time, Mon to Fri, max. number per day 3-5 and there is parking directly in front of my garage for their cars. I will also

avoid working at school start/finish times so that my client's car does not affect traffic. Most of my clients are local, so they will arrive on foot where possible and I will continue to do mobile appointments too.

The existing building will not become a salon with signage, it will not have a shop front, no reception counter or cash register. People will not be able to walk-in off the street.

Modifications to existing garage's external appearance.

External brick walls to remain unchanged.

Front - Garage door to be removed and existing door opening to be partially in-filled up to the cill height and a new double glazed window to current standards installed in the remaining opening above.

The new infill below the window will be clad to prevent a visual contrast between new and old that is likely to occur if brickwork was used.

Rear - Existing window to be removed and existing opening taken down to floor level to enable a new double glazed double door to current standards to be installed; creating access from the rear garden rather than the front.

Parking

Existing driveway to be retained.

Internally

New insulation and plasterboard lining in accordance with Building Regulations for a habitable space.

Space to be fitted out with worktop and domestic appliances for home utility room use & hairdressers backwash for working from home hairdresser.

Services Connections

The existing garage already has a wastewater connection, water and electrical connections from the main house.

Photos of Existing Garage & House:

Front of garage and house from Forth Road:



Rear of house and garage from rear garden (green arrow point to back of garage):



Front of garage:



Aerial Photos:







