

ADDITIONAL REQUESTED INFORMATION / SUPPORTING STATEMENT

Date -27/09/2023

Proposal: Change of use of existing garage at side of residential property (Class C3(a)) to hairdressing business (Class E) to include raising of roof height and replacing garage door with window and render.

Location: 1 Woodgreen Drive, Radcliffe, Manchester, M26 1BF

Customers

Due to the size and layout of the proposed garage conversion there will be a strict 1 client in 1 client out policy. There are no waiting facilities to be provided and with the nature of the business there will be the need to have a break between clients to clean up and prepare for the next client.

Access

The Primary access to the proposed will be via a side door to the unit located to the far end of the detached building. The entrance is access via a passage between the main dwelling and the proposed converted garage. This will add further visual shelter from any surrounding residents seeing the access and egress of any clients.

Parking

There are currently 2 Full sized parking spaces to the main property available without the requirement to overflow to any on street parking. The client will only have 1 vehicle as part of their working from home ethos is to reduce the carbon footprint of them making home visits.

The clients will only have 1 household vehicle. As the client partner uses the vehicle to commute to work themselves the days that there will even be one of the householders vehicles occupying the current 2 off street parking spaces will be minimal.

Proposed Hours of Operation

Between 9am – 6PM Standard Working Hours – The client is proposing to work 3 Days Part time but the specific days will differ on a weekly basis – No Weekend Work

Fixture + Fittings

Sink and Backwash, Cutting Chair/ Salon Station for 1 Client – Self Contained WC – This will further more limit and comings and goings inside and outside of the property.

Effect on Neighbour's Residential Amenity

The proposed building will be fully lined internally with thermal insulation and plaster boarded and skimmed to the ceiling and walls compliment to the Building Regulations. This will provide a good level of sound insulation. With this and the fact that the proposed is a detached building located at the bottom end of the adjacent neighbours rear garden and having an additional neighbours garage if front of the side elevation there should be no visual or sound implications to the neighbours.

The building is likely to be better sound insulated than the existing property and the only noise likely to be made withing the proposed is that of a hair dryer.

No chemicals that would not normally be used in a household setting would be used or disposed of on site. There will be very little additional waste produced so no additional waste facilities / Bins will be required.