

PLANNING STATEMENT

34 OCEAN VIEW, JERSEY MARINE, NEATH SA10 6JZ

My client obtained Full Planning Permission on 30/03/2018 Planning Application No P2017/1069 to convert an existing double garage into a home office, gym and storage area.

I am now submitting an application for a Lawful Development Certificate for a proposed use. In addition to the home office and gym a Beauty Studio is to be added to the existing usage. This will be a sustainable form of development which will allow working from home.

The Garage (former development sales office) is to be partly used as a gymnasium, office (personal use) and a beauty studio. The Beauty Studio is to be used approximately 8-11 days per month (average of 1-3 days per week). Clients are booked in by appointment only, with prior instructions to show up on time and where to park. This will ensure that no clients should overlap at the property at any one time. There will be an allowance of 10-15 minute window between each appointment to avoid any congestion.

On average, 1-3 clients may visit on a working day with an appointment lasting between 30 minutes – 2 hours. In view of this there will be no noticeable increase in traffic due to number of people and length of time at the property.

The site has accommodation for 5 car parking spaces, including a single garage and parking for 4 cars directly outside the property. There is a large turning area in order that clients can enter and leave in a forward direction. In addition there is unrestricted parking available at the end of the driveway to the main estate should clients not wish to use the driveway. The owner has 2 cars, however only 1 car will be at the property during the day, leaving 3 car parking spaces (4 including garage) for visiting clients.