

SUPPORTING PLANNING STATEMENT

Proposal: Lawful Development Certificate for a Proposed Use (Home-Based Beauty Studio)

Location: 13 Blackthorn Avenue, Billingshurst R14 9GW

Authority: Horsham District Council

1. Introduction & Overview

This application seeks a Lawful Development Certificate for a Proposed Use to operate a low-impact, low-volume home beauty business specialising exclusively in massage, reflexology, facials and waxing. There will be no staff employed. The business will operate out of an existing outbuilding situated within the rear garden of a freehold, end-of-terrace residential property.

2. Status of the Physical Structure

The physical outbuilding has been subject to a formal investigation by Horsham District Council Planning Enforcement. Following an on-site evaluation regarding the building's height relative to undulating ground levels, the Council formally concluded the investigation via written correspondence.

The Council explicitly confirmed that it is *"not expedient to pursue"* any technical measurement variations, stating directly that *"we will not be taking any further action, and this case is closed."* A copy of this official determination is attached to this application as **Appendix 1**. The physical structure is therefore deemed lawful for the purposes of this application.

3. Residential Character, Operating Days & Overlooking Privacy

The business activity has been carefully structured to ensure it remains entirely incidental to the primary residential use of the dwellinghouse:

Operating Hours & Volume: The business will operate strictly on an appointment-only basis with a hard maximum cap of **3 clients per day**.

Strategic Mid-Week Closure (Zero Traffic on Collection Days): To explicitly minimize any road impact on the local neighbourhood, the business will not operate on Wednesdays. As Wednesday is the designated residential bin collection day for this road, this total mid-week closure guarantees that business-related traffic will never overlap, conflict with, or disrupt the routing and operation of local authority refuse vehicles.

Zero Noise or Disruption: The treatments offered (massage, reflexology, facials and waxing) are completely manual and quiet, utilising standard domestic electrical connections that create zero ambient noise, vibrations, or smells to impact neighbouring gardens.

Absolute Privacy: While the garden room backs onto neighbouring boundaries, internal

privacy blinds are permanently fitted to the windows and remain closed at all times. This eliminates any risk of clients overlooking adjoining gardens or windows.

No Structural Separation: The garden room remains an integrated part of the residential freehold curtilage and cannot be sold, let, or severed from the main house. There is no external commercial signage or outdoor waiting areas.

4. Highways and Parking Management

- The property benefits from two private parking bays legally allocated to this freehold dwelling, situated within the communal parking area to the side of the row of terraces.
- Clients will access the rear garden quietly via the side path, maintaining an orderly arrival.
- Appointments will be strictly staggered with a minimum 30-minute buffer window to guarantee that clients never overlap or arrive simultaneously.
- One allocated parking space will be reserved exclusively for the visiting client, ensuring that there is never more than one client vehicle on site at any time.
- The second allocated bay remains dedicated to the residents of the household.
- The business places zero reliance on shared visitor spaces or the public highway, guaranteeing no displacement of parking or traffic congestion on the quiet residential road.

5. Conclusion

The proposed use represents a minor, low-frequency, un-intensified home occupation that leaves the character of the end-of-terrace dwelling entirely unchanged. In accordance with national planning guidelines, the activity does not constitute a "material change of use." We respectfully request that Horsham District Council issue the Lawful Development Certificate.