

# Planning Statement

December 11, 2025

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## Change of use from a garage into Nail and beauty Parlour

10 St. Barnabas Road, Reading, RG2 8ED

Date: 10 Dec 2025

### Planning Statement

**Proposal:** Change of Use from Double Garage to Nail and Beauty Bar

**Site Address:** 10 St. Barnabas Road, Reading, RG2 8ED

**Applicant:** *Mr Kashif Hafeez*

**Date:** 10/12/2025

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#### 1. Introduction

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This Planning Statement has been prepared in support of an application for the change of use of an existing double garage at 10 St. Barnabas Road, Reading, RG2 8ED to a Nail and Beauty Clinic. The proposal seeks to provide a small-scale, appointment-based beauty service for local residents, making positive use of an underutilised structure.

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#### 3. Site and Surrounding Area

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The application site is located within a predominantly residential neighbourhood in Reading. The property comprises a main dwelling with an attached double garage situated to the side/rear of the house. The surrounding area features a mix of residential houses, small local services, and accessible public transport links. The garage is constructed of brick with a tiled roof and is in good structural condition.

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### 3. Description of Proposed Development

The proposal involves:

- Changing the use of the double garage from ancillary residential storage to a small Nail and Beauty Clinic.
- Internal refurbishment to create treatment areas, a reception/waiting area, and WC facilities.
- No structural enlargements or external extensions are proposed.
- Installation of insulation, ventilation, and suitable internal finishes to meet operational and safety standards.

- External appearance to remain largely unchanged aside ,The clinic will operate strictly on an appointment-only basis, minimising footfall and avoiding queuing or congregation outside the premises.

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#### 4. Hours of Operation

Proposed hours of operation:

- Tuesday to Friday: 09:00 – 18:00
- Saturday: 09:00 – 16:00
- Monday /Sunday/Bank Holidays: Closed

These hours are considered modest and compatible with the residential character of the area.

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#### 5. Parking and Access

The property benefits from existing driveway space capable of accommodating customer parking without causing obstruction to the highway. Given the appointment-based nature of the business, traffic generation will be minimal. No changes are proposed to the existing vehicular or pedestrian access. The development is not expected to lead to adverse highway safety or parking issues.

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#### 6. Noise and Disturbance

The proposed use is low-intensity and does not generate significant noise. Treatments involved (manicures, pedicures, beauty treatments) are quiet in nature and involve no machinery that would cause disturbance. Soundproofing measures may be installed internally as good practice. All activity will be contained within the building.

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#### 7. Waste Management

The business will generate minimal waste, primarily non-hazardous beauty treatment disposables. Waste will be stored securely and disposed of using approved commercial waste collection services. No large external waste storage areas are required.

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#### 8. Planning Policy Considerations

The proposal complies with relevant national and local planning policies including:

- **National Planning Policy Framework (NPPF):** Supports growth of small businesses, sustainable development, and efficient use of land.
- **Reading Borough Local Plan:** Encourages small-scale commercial uses that serve community needs and do not harm residential amenity.

The development makes productive use of an existing structure without altering the character of the area, while supporting economic activity.

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#### 9. Impact on Residential Amenity

The proposal maintains:

- No increase in building footprint.
- Minimal noise and low visitor numbers.
- No harm to privacy, daylight, or residential character.

The use is compatible with its surroundings and will not adversely affect neighbouring properties.

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## **10.Design and Appearance**

No external structural alterations are proposed. The garage will retain its residential appearance.

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## **11.Conclusion**

The proposed change of use from a double garage to a Nail and Beauty Clinic represents a sustainable, small-scale development that:

- Makes effective use of existing space.
- Supports local economic activity.
- Generates minimal noise, traffic, or disturbance.
- Aligns with national and local planning policies.

For these reasons, it is respectfully requested that planning permission be granted.

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