

PLANNING DESIGN STATEMENT

**RETROSPECTIVE CHANGE OF USE TO A MIXED USE
OF RESIDENTIAL AND A HAIR SALON WITH
ASSOCIATED PARKING**

AT

**3 BUSHELL WAY, ARBORFIELD, READING,
BERKSHIRE RG2 9FQ**

PREPARED BY

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**3rd November 2025
Revised 10.11.25
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History

A Householder planning application was submitted on the 9th January 2025 for the conversion of the garage to create habitable space ancillary to the house, consent was granted on the 3rd February 2025 (Planning Approval Ref. 243246). The intended use was for a Games Room/Gym, my client had a change of mind and it was proposed for her stepson to occupy the room. Unfortunately he decided to move out permanently.

My client was approached by neighbour's to provide hairdressing services and subsequently decided to use the space as a small salon. Unfortunately she did not appreciate a further planning application would be necessary.

The salon is operated will be operated solely by my client on a low impact basis with a limited number of clients, possibly 2-4 people per day, on this average approx. 10-15 per week. Appointments are always staggered and arranged by telephone. My client does not advertise her services, she has managed to attract previous clientele and as mentioned earlier local people have expressed an interest.

Drawing no. 22410-4/02C (submitted as part of planning application) shows plans and elevations of the existing hair salon. The ordnance site plan (submitted as part of planning application) show parking spaces 1 and 2 allocated to the salon.

Conclusion

We have indicated on the planning form a Class Use as E(c)(iii) for the salon with the remaining space being residential C3.

The existing residential property has a gross floor area of 196m² inclusive of garage space and the existing home hair salon equates to 18m².

We do not consider this facility creates disturbance to neighbours, nuisance or a marked increase in traffic.