

Planning Statement

Proposed Tattoo Studio Outbuilding

22 Leconfield Road, Lancing, West Sussex, BN15 9JB

This Planning Statement has been prepared in support of the application for the erection of a detached single-storey outbuilding within the rear garden of 22 Leconfield Road, to be used as a private, appointment-only tattoo studio.

Proposal

The proposal is for a modest single-storey timber-clad outbuilding located within the rear garden of the existing residential property. The building will provide a private studio space for tattoo appointments.

The proposed outbuilding is domestic in scale and appearance and has been designed to sit comfortably within the garden setting without adversely affecting the character of the surrounding residential area.

Use and Operation

The studio will operate as a small-scale private business on an appointment-only basis.

- Sole practitioner: Antonio Oliveira Giurizzatto
- Number of staff: 1 (owner only)
- No additional employees
- No walk-in customers
- No external advertising signage other than a discreet logo on the gate (if any)

Opening Hours

The studio will operate during the following hours:

- Tuesday to Saturday: 10:00am – 5:00pm
- Closed Sundays and Mondays

These hours are modest and typical of a low-intensity personal service use.

Client Numbers

The use will be strictly by appointment only, with clients attending individually.

- Expected number of clients per day: approximately 1–5
- No waiting area for multiple customers
- No large gatherings or deliveries associated with the use

This low level of activity ensures minimal impact on neighbours or the wider area.

Parking and Access

There is currently no on-site parking provision at the property.

Clients will utilise existing on-street parking in the surrounding area. Given the low number of daily appointments and staggered nature of visits, the proposal will not result in significant parking demand or traffic generation.

Access to the studio will be via the existing residential access and rear garden.

Amenity and Neighbour Impact

The proposal has been carefully considered to ensure there is no unacceptable impact on neighbouring properties.

- The use is low intensity and quiet in nature
- No amplified music or noisy machinery is proposed
- The studio is appointment-only and low occupancy
- Waste will be appropriately managed, including clinical waste collection by licensed contractor
- The building has been designed to respect neighbouring amenity and privacy

Conclusion

The proposed development represents a modest and appropriate small-scale business use within the curtilage of an existing residential property.

The proposal will provide a suitable workspace for the applicant while maintaining the character of the area and protecting neighbouring amenity.

The development is therefore considered acceptable and approval is respectfully requested.