Proposed use of existing garden room as a small, appointment-only beauty studio at 32 Mountview Road, BN15 0JZ

Dear Planning Officer,

I am writing to request a change of use for the existing garden room at my property so that I can operate a small, one-to-one beauty studio strictly by appointment only.

My intention is to run a quiet, personal service entirely by myself. I want to make sure I preserve the residential character of my home and do not cause any impact on the surrounding neighbourhood.

The studio will be very modest in scale and run under the following guidelines:

- All visits will be pre-booked in advance, and there will be no walk-in trade, group bookings, or large gatherings.
- I will only see one client at a time, with a mandatory 15-minute gap built in between appointments. This ensures the first client leaves before the next arrives, completely preventing overlapping visits.
- The hours of operation will be 9:00am to 5:30pm Tuesday to Friday, and 9:00am to 3:00pm on Saturdays. The studio will operate for a maximum of 5 working days in any week, and no operation will take place on Sundays and Mondays.
- The services offered will be limited to low-impact, quiet treatments.

The property has its own private driveway, which provides dedicated off-street parking for clients. Clients will park strictly on our private drive, ensuring that the shared driveway access remains entirely clear and unobstructed at all times.

The immediate neighbour who shares the driveway access is fully aware of what I want to do and is completely supportive of this proposal. Arrivals and departures will be managed carefully to ensure they are always orderly and considerate.

I am fully committed to protecting the peace and privacy of my neighbours. The treatments I would offer only rely on low-noise equipment, there will be no amplified music, noisy machinery, or loud disruptions. The day-to-day running of the studio will not create any issues with fumes or odours.

All treatments will take place behind closed doors inside the existing building, so neighbours will not lose any privacy.

The garden room is already built and established at the end of my garden. This application is purely for a change of use, and there will be no building work, extensions, or changes to the external appearance of the site at all. The building will remain strictly part of the main house and will never be sold or let separately.

Given the limited scale of the business, the restricted hours, the dedicated private parking, and the full support of my immediate neighbour, I hope the Council can look favourably upon my application.

Thank you for your time and consideration.

Yours sincerely,

Aden Edwards