

Design and access statement

PROPOSAL: Retrospective planning for laser hair removal at:

133, Carling how Lane
Batley
WF17 8DH

CLIENT: Z. Patel



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Introduction

This Design and Access Statement supports the retrospective planning application for the use of an existing garage located at 133, Carlinghow Lane, as a laser hair removal clinic. The garage has been adapted for this purpose without altering its external footprint or structure. The business operates strictly on an appointment basis, ensuring minimal disruption to the surrounding area.

Site Description

The property is situated in a residential area characterized by a mix of residential and commercial uses. The garage is a single-storey structure, and its existing design is in keeping with the surrounding properties. The external appearance of the garage has not changed, and it remains consistent with the aesthetic of the neighborhood.

Use and Operations

The laser hair removal clinic operates by appointment only, ensuring that client footfall is controlled and does not exceed manageable levels. This approach minimizes traffic and noise, contributing to the overall tranquility of the residential area. The clinic provides a professional service, adhering to all health and safety regulations.

Design Considerations

External Appearance

Footprint: The use of the garage for the clinic does not alter its external footprint. No extensions or modifications have been made to the structure.

Aesthetics: The external appearance remains unchanged, preserving the character of the residential area. No signage or additional external features have been added that would detract from the appearance of the garage or the surrounding environment.

Internal Modifications

The interior has been fitted out to accommodate laser hair removal equipment and consultation areas. These modifications are within the existing structure and do not impact the external environment.

All internal work complies with relevant health and safety standards, ensuring client safety and comfort.

Access

Accessibility

The garage is easily accessible for clients, with sufficient parking available on-site and nearby, accommodating those with mobility issues.

The entrance is designed to allow easy access for all clients, ensuring inclusivity and convenience.

Transport Links

The site is well-connected to public transport, with bus stops located within a short walking distance. This accessibility encourages the use of public transport, reducing reliance on private vehicles.

Impact on Neighbors

The business operates on an appointment basis, significantly minimizing noise and traffic disruption.

The nature of the service provided is discreet and professional, fostering a peaceful environment in the vicinity.

No complaints have been received from neighbors regarding the operation of the clinic.

Conclusion

This retrospective planning application seeks to formalize the use of the existing garage as a laser hair removal clinic. The development maintains the character of the area, does not alter the external footprint of the garage, and operates with minimal impact on neighbors. We believe that this application meets the requirements of the local planning authority and contributes positively to the community by providing a much-needed service.