

CLIENT:

Mr & Mrs P & C Bentley

PROJECT:

**Change of use of garden room to use as
beauty salon.**



DATE:

11.04.2025

REF:

311-25-R1

LOCATION:

**Heather Lodge
Penistone Road
High Flatts
Huddersfield
West Yorkshire
HD8 8XY**

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
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Overview

- Hinchliffe Architecture & Design Ltd. have been instructed by our client to undertake a Full Planning application for the change of use of an existing garden room to a beauty salon.
- The existing garden room was approved via application 2024/62/92667 and is now nearing completion.
- The applicant's business was located at Wood View Beauty Salon, Shelley, Thunder Bridge, Huddersfield. The premises have recently been put up for sale and our client has had to depart.
- Prior to our client departing their current premises, they rented a single room from the building's landlord and served approximately 4 clients per day. The existing rental agreement has put a financial strain on the business prior to its termination due to the business being very small in nature. Rising energy costs and rent have had an impact on the business and its need to consolidate.
- The existing garden room is single storey and is approximately 8m x 4m.
- The existing site has off-street parking for several vehicles with 2 entry and exit points on to Penistone Road directly adjacent the site.

Use and operating hours

- The proposed Beauty Salon would be used by the owner/applicant only and would not be sold or rented out separately.
- Hours of opening would be 09.00-20.00 Wednesday to Friday. The business will not operate on Monday, Tuesday, Saturday and Sunday or Bank Holidays.
- The proposal is very small in scale and would serve a maximum of 4 clients per day.
- The business would operate on a 1 in 1 out scenario, no waiting room is provided.
- Due to the scale of the development a town centre location would not be a viable alternative and has already proven not to be so.

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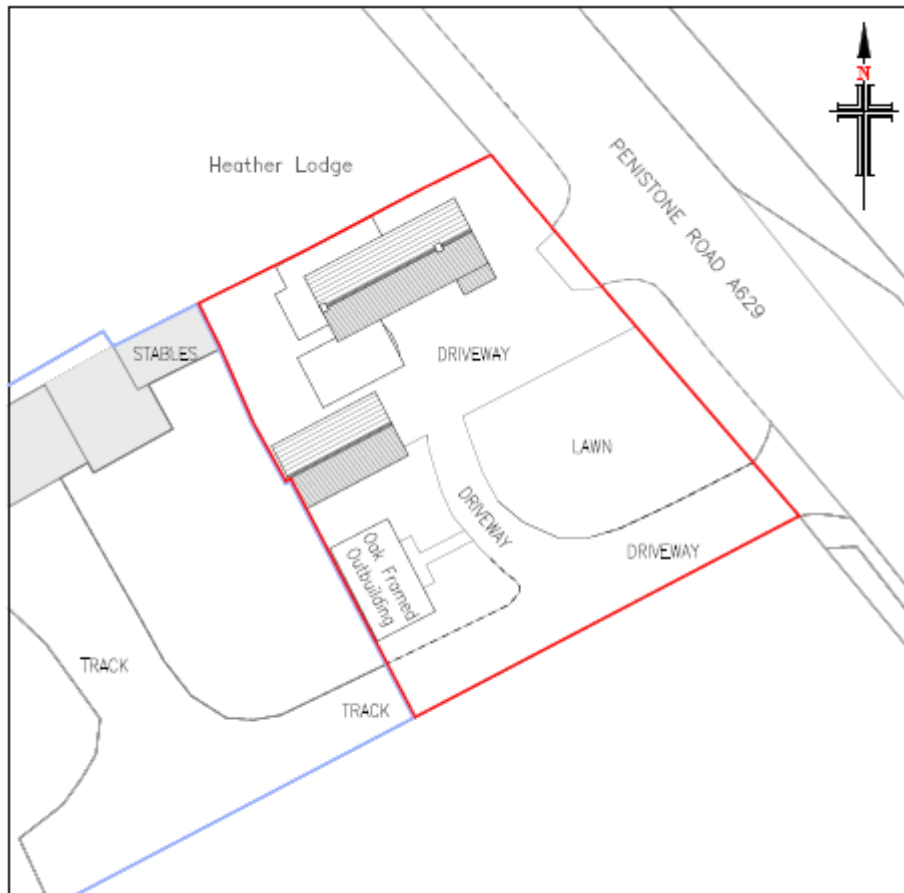
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Ownership

The below plan indicates the clients' ownership boundary:



Existing Site Layout

Scale 1:500

Agent Request

Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

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