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CLIENT:

Mrs A. Smith

PROJECT:

Change of use of garage to use as a treatment room for hairdressing including installation of bi-fold doors to existing opening.



DATE:

02.07.2026

REF:

383-26-R1

LOCATION:

158 Hawthorne Way
Shelley
Huddersfield
West Yorkshire
HD8 8PX

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
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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 garage to a treatment room for hairdressing including the installation of bi-fold doors to existing opening.

- Our client has recently moved into the property from 46 Westerly Lane, Shelley, HD8 8HP. Our client previously ran her business from that address which benefitted from approved planning consent as use as a treatment room for hairdressing (approved application No. 2020/62/92678/E). Now our client has moved property, she now has the same requirement for her business at her new address.

- The existing garage is single storey and is approximately 5.2m x 5.2m. The installation of bi-fold doors would replace the existing garage door positioned within the existing structural opening. The proposed bi-folds would incorporate integrated blinds to maintain privacy during operational hours.

- The existing site would still retain off-street parking for 4 vehicles leading directly on to Hawthorne Way, directly adjacent the application site. The existing dwelling is 4 bedroom, thus requiring 3 off-street parking spaces for its own use. The 4th space allows for individual clients to arrive and utilise a designated off-street parking space.

Use and operating hours

- The proposed treatment room for hairdressing would be used by the owner/applicant only and would not be sold or rented out separately.

- Hours of opening would be 09.00-18.00 Wednesday, Thursday and Friday, with Saturday 9-13.00. The business will not operate on Monday, Tuesday, Sunday or Bank Holidays.

- The business would operate a 1 in 1 out scenario, no waiting room is provided or required.

- The proposal is very small in scale and would serve a maximum of 5 clients per day.

- Due to the scale of the operation a town centre location would not be a financially viable alternative.

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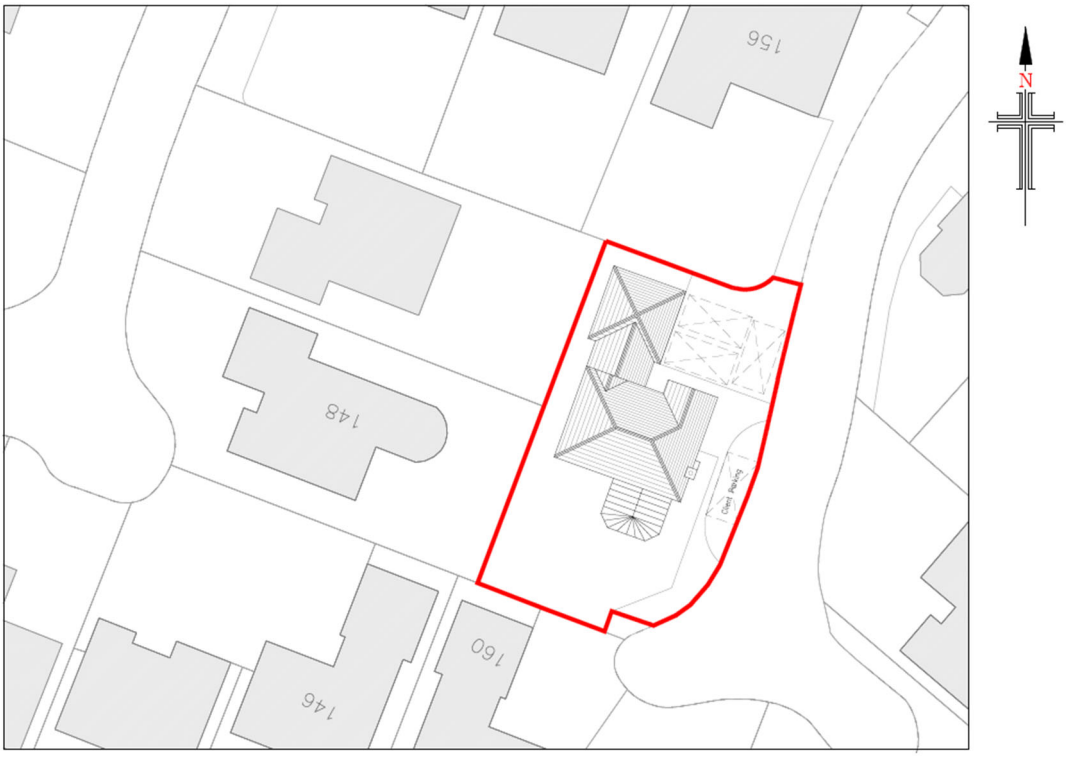
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Ownership

The below plan indicates the clients' ownership boundary:



It should be noted our client has the sole ownership of the parking space denoted 'client parking' on the proposed site plan. Please note the exert below from our clients solicitor which is to be read in conjunction with the property Title Plan attached as Appendix A.

"This is the original transfer of the property from the developer to the first purchasers and shows the extent of the land you own edged in red on the plan on the last page. You will see this includes a semi-circular area of land between the green coloured service strip which you have confirmed is a parking space. I can confirm that, as this is within the boundaries edged red, this area of land belongs to you. I would also confirm that there are no reserved rights (rights for the benefit of others over your property) within the Second Schedule of this Transfer Deed for anyone else to use this area of land for parking. Therefore, this land belongs to you, for your exclusive use, and no-one else has the right to use it without your consent."

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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Appendix A



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