

Planning Application No: 2026/62/91926/E

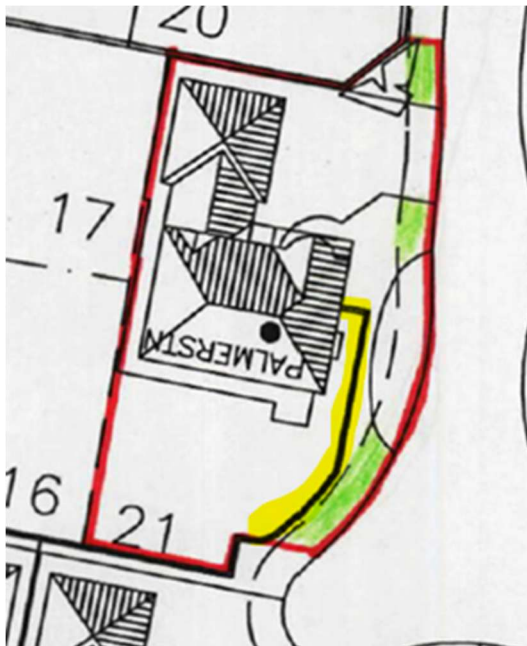
Address: 158 Hawthorne Way Shelley

Description: Change of use of garage to treatment room for hairdressing including installation of bi-fold doors to existing opening

I have a number of concerns regarding the planning application and would be grateful for your response to the following points. Please note that the property deeds state that “no trade business or profession shall be carried out upon the plot and no building erected thereon shall be used for any purpose other than as a private dwelling” therefore applying for permission to run a business from home conflicts with the deeds.

Parking

- Noting the comment in the Planning Statement regarding the area marked as ‘Client Parking’ I do not believe that this area is owned by the applicant and question the accuracy of the red line as it would appear to be from an indicative plan. The plan submitted with the application is not a Land Registry copy as it doesn’t show the WYK number. Can this be checked please?
- Even the plan shown in Appendix A of the Planning Statement (copied below) looks to be an alteration. Usually, a property boundary is indicated by a thick red line. The image below shows a thick boundary around the North, West and South of the property which is also highlighted by the red line. When it comes to the East of the property the thick line continues alongside the property as highlighted by the yellow line. This would indicate that the boundary follows the current line of the fence. It appears though that the red line has been re-drawn outside of the original boundary as there is no thick line underneath it.



- For the past 25 years the area marked as ‘Client Parking’ has been recognised by all houses in the cul-de-sac as a parking area designated for visitors. This is the same as the parking area further down the cul-de-sac next to 170 Hawthorne Way and the same as the spaces in the

neighbouring cul-de-sacs either side. I assume that the developer was required to include these visitor parking areas when it submitted its original planning application to develop the site so I would be surprised that they would be able to allocate the parking space to a single property.

The area currently shown in Green in Appendix A of the Planning Statement indicates the service strip for the cul-de-sac and I understand that ownership for this resides with Kirklees Highways so it would appear unusual that the service strip should fall under the ownership of the applicant. It should also be noted that the service strip is no longer visible on the applicants drive as the previous owner and current owner have resurfaced the drive and removed the line which indicated the service strip. The service strip can clearly be seen on the other 5 properties in the cul-de-sac and in historical google images of the property.

- For the business that is currently being run from the property (presumably without planning permission), I acknowledge the applicants' efforts to encourage some of her clients to park on the driveway. Unfortunately, this doesn't prevent some clients parking on the grass of the neighbouring property. What, if anything, can be done to prevent this going forwards?
- Whilst the grass and soil are firm during the summer months, they can become soft during the winter months, and we need to prevent them from becoming churned up by customers parking on them.



Blue car parked over service strip. Grey car parked on grass of neighbouring property.

- On Saturday 1st August, customers – inconsiderately - parked on the grass on both sides of the cul-de-sac therefore making it difficult for the residents to enter and leave it easily. One of the cars was parked in a location which made it very difficult for the owner of 168 Hawthorne Way to turn out of and into their driveway.



- Even when there is space in the area marked as ‘client parking’, customers are instead parking on the grass of the neighbouring property below 158 Hawthorne Way, which is not acceptable.



- Or worse, double parking in the cul-de-sac



- The Planning Statement shows 3 parking spaces on the drive with two up to the property boundary. This doesn’t appear to take into account the ability to open the proposed bi-fold doors which are likely to require one metre of space to open. I’d question if there is space for 3 cars to be parked on the drive (excluding the service strip). Even though the width of the drive has recently been extended I don’t believe that the third car would be able to park across the bottom of the drive and would have to be across the service strip or protruding into the road. This makes it difficult for the neighbour opposite to reverse out of, or into their drive.



- As the drive has recently been extended (presumably without planning permission) does the applicant plan to make any changes to the area that has been marked as 'Client Parking' if it is deemed to be within their property boundary?
- Access to the business isn't clear but I presume it would be through the bi-fold doors; therefore, a clear gap would be required at all times between the bi-folds and the cars on the drive.

Planning Statement

The Planning Statement has a number of bullet points under the section headed "Use and operating hours". I'm not sure if these statements were written in conjunction with the applicant because they vary dramatically to the actual circumstances experienced in the cul-de-sac since the applicant moved to the property and after submission of the planning application.

1. *"The Proposed treatment room for hairdressing would be used by the owner/applicant only and would not be sold or rented out separately".*
 - a. Can the applicant confirm that she is the only person performing hairdressing/treatment from the property? On Wednesday 22 July a customer was observed arriving at the property with two children. They left the property just over 15 minutes later after both children received a haircut. Is it possible to cut a child's hair in 7 minutes? A white VW Polo was also parked at the property from 2pm to 5pm on the same afternoon; possibly a second hairdresser.
 - b. The proposed space of 5.2m x 5.2 appears to be a particularly generous/spacious for one customer and the hairdresser at any one time. This would be double the space that was used at 46 Westerly Lane, and the size of the space lends itself to be used for multiple staff and customers.
2. *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.*
 - a. Can the proposed opening hours be confirmed. There is a discrepancy in the application regarding opening hours of the business.
The Planning Statement shows the above, but the Application Form shows Monday – Friday 09.00-18.00 and with Saturday 9 - 13.00.
If it is the latter i.e. a full-time business 6 days a week it may be more appropriate for the salon to be moved to a commercial premises.

- b. What measures can be put in place to ensure that the proposed hours are adhered to as they are clearly being flouted currently? Neighbours have witnessed customers still at the property having their hair treated until:
 - i. 20.05 on Thursday 23 July
 - ii. 18.50 on Friday 24 July
 - iii. 19.15 on Saturday 25 July
 - iv. 21.30 on Monday 3 August
 - v. 20.30 on Wednesday 5 August
 - vi. 14.35 on Saturday 8 August

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

- a. This doesn't appear to be the case currently where there are often two (or more) customer cars parked outside the property and clearly an overlap in customers at the property. A couple have been observed arriving, entering and leaving the property together, as well as families i.e. parent and two children. **See appendix A** which shows the overlapping times that customers are at the property. Clearly some provision for waiting is being provided today.
- b. Some customers were observed to be at the property for up to 2.5 – 3 hours. With a single seat shown in the plans it's not clear where these clients will be whilst the applicant cuts the hair of the other clients seen to arrive at the property during the same time period. This suggests that there is a 'treatment room' separate from the hairdressing.
- c. If the application is for 4 parking spaces "requiring 3 off-street parking spaces for its own use" if one customer is already at the property and a second arrives, it's not clear what provision for parking is available to them.
- d. At 9.30am on Thursday 6 August all 3 white cars in the picture below were customers cars at the property:



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

- a. It would not seem commercially viable to spend such a considerable sum to convert a double garage into a hairdressing/treatment room when only 5 clients are expected each day as it would take years to recuperate the initial outlay costs.
- b. This appears to conflict with the business that is currently being run from the property where new customers can often arrive every 30 minutes, so allowing for an hour for

lunch, it could in principle, result in 16 customers arriving at the property each day. Even one client per hour would make 8 customers each day. Many more clients have been seen arriving at the property with 18 observed on 22 July (15 clients plus parents accompanying children). [See appendix A](#)

- c. Based on the Planning Statement the business will be open 28 hours each week, and with half hour appointments, this could equate to up to 56 customers each week driving up and turning around in the small cul-de-sac. We feel that is too many cars for a quiet, small cul-de-sac serving 6 properties. If we took the application form business hours of 44 hours that would make 88 customers each week.
- d. If there are only going to be “a maximum of 5 clients per day” could the opening hours be reduced accordingly to reflect this? When the client ran her hairdressing business at 46, Westerly Lane the opening hours were 09.00 – 16.00. Perhaps this time scale could be reduced to 09.00 – 12.00?
- e. As the applicant is clearly exceeding the 5 clients per day now (and running an unapproved hairdressing/treatment business from the property) I have major concerns that this could be abused further if permission is granted and will lead to further disruption to the residents of our small cul-de-sac.

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

- a. At least 38 clients visited the property for hairdressing/treatment between Wednesday 22 July and Saturday 25 July. These volumes suggest that the business **is** more suited to a premises in a retail location. There are considerable disparities between the bullets submitted above and the movements seen in terms of customer numbers, customer turnaround and hours of operation.

Disruption to current residents

- As noted above, 38 clients visited the property between Wednesday 22 July and Saturday 25 July. Most of them drove to the head of the cul-de-sac before turning round to park at or next to the property. Some customers were dropped off and then picked up at a later time therefore doubling their trips to and from the property. This is having a detrimental effect on the residents both in terms of noise, volumes of cars and has limited the ability of the residents to park their own cars. On a day where a lower number of customers arrived at the property traffic volumes are 100% greater than before the applicant commenced her business from home. This is up to 200% more on a busy working day; a volume which is clearly not sustainable for – **what was** – a quiet cul-de-sac.
- It should also be noted that the road in Hawthorne Way is considerably narrower than Westerly Lane and there is only just enough room for 2 cars to pass. If there is a customer parked over the end of the applicant’s driveway two cars cannot pass.
- One customer was observed to park in a position that made it difficult for the next-door neighbour to access their own driveway easily. This customer then had a 10-minute phone conversation through the car speakers which was audible across the whole cul-de-sac.



- For the majority of the time that customers are at the property now and the hairdressing business is being run from the study, the windows are wide open. Noise can be heard from the hairdryers with raised voices from conversations when the hairdryers are in use. If the application was considered for approval the applicant would install bi-fold doors which I would expect would also be wide open during hours of business therefore increasing noise into the cul-de-sac and neighbouring properties considerably more.

Questions

- In keeping with other nearby garage conversions (for example at 168 Hawthorne Way) where the garage door has been replaced with two windows and brickwork, wouldn't this be more suitable to the location? Bi-fold doors not only give the look and feel of a retail premises, but they suggest that these could be left open from 10min to full business hours. If so, as this is a quiet neighbourhood I feel listening to customers chat and hearing the equipment used would be unreasonable. The applicant is currently washing her customers hair in her garage and often the garage door is left open during business hours. If the garage door is currently left open, then a similar arrangement with the bi-fold doors seems inevitable.
- A search on the internet suggests that a 'treatment room' requires "*Strong airflow systems to safely clear out chemical fumes from hair dyes and treatments*" and "*Bright, adjustable task lighting and large styling mirrors for accurate colour matching and cutting*". Whilst nothing is included in the plans, does this mean that there is potential for a fan noise during business hours plus bright lights coming from the property especially during the darker months of the year?
- If this application is approved, what other categories of business could be run from the property?
- As the business will be producing hair waste including clippings, chemicals & dyes, foils and colour tubes etc which is classed as commercial waste, how will this be disposed of? Would that be another vehicle frequently visiting the property?

We have already experienced challenges with the additional cars in the cul-de-sac from the applicants existing hairdressing business that is being run from the property without planning

permission. This has included inconsiderate parking affecting the residents and unobservant manoeuvres which nearly resulted in an accident.

Notwithstanding the fact that the applicant previously ran a hairdressing business from 46 Westerly Way in Shelley I am not aware of any other residential location within Shelley Park where there is a business being run from home such as this proposal. Businesses listed within Shelley Park appear to be working from home as opposed to running a business from home. Therefore, to avoid any precedent and given the volume of cars visiting the property together with the lack of consideration by some customers for the residents in our small cul-de-sac, I'd suggest that the treatment room for hairdressing would be better suited away from a quiet residential street and in a retail location.

Yours faithfully,

166 Hawthorne Way, Shelley, Huddersfield HD88PX

Appendix A

The tables below show customer movements at 158 Hawthorne Way over 5 separate working days and summarise:

- Customer numbers
- Whether they arrived on foot or by car
- The length of time they were at 158 indicated by the green bars.
- The overlap of customers indicating that there is not a 1 in 1 out scenario.
- The orange-coloured bars indicate customers still at the property outside of the working hours applied for sometimes by up to 2 hours.

Thursday 16 July

- 8 Customers
- There was overlap between customers 1 – 4, 4 – 7 and 7 and 8.
- Two customers were at the property between 18.00 – 20.30.

THURSDAY 16 JULY			Arrival Time - Length of Time at Property - Departure Time																																																			
Customer	Foot/car	Car details	8:30:00	8:45:00	9:00:00	9:15	9:30	9:45	10:00	10:15:00	10:30	10:45	11:00	11:15	11:30:00	11:45	12:00	12:15	12:30	12:45:00	13:00	13:15	13:30	13:45	14:00:00	14:15	14:30	14:45	15:00	15:15:00	15:30	15:45	16:00	16:15	16:30:00	16:45	17:00	17:15	17:30	17:45:00	18:00	18:15	18:30	18:45	19:00:00	19:15	19:30	19:45	20:00	20:15:00	20:30			
1	Car																																																					
2	Car																																																					
3	Car																																																					
4	Car																																																					
5	Car																																																					
6	Foot																																																					
7	Car																																																					
8	Car																																																					

Wednesday 22 July

- 15 Customers
- There was overlap between customers 1 – 3, 3 – 4, 6 - 14.
- The first two customers arrived together at 08.45 and entered and left together.

[illegible]

Thursday 23 July

- 8 Customers
- There was overlap between customers 1 – 4 and 5 – 6.
- One customer was still at the property at 20.00.

[illegible]

Friday 24 July

- 9 Customers
- There was overlap between customers 1 – 5, 6 – 7, 8 - 9.
- Customer 9 was still at the property at 19.15.

[illegible]

Saturday 25 July

- 6 Customers
- There was overlap between customers 4 – 5.
- Customers 3 - 6 were all at the property after the proposed closing time of 13.00.

[illegible]