

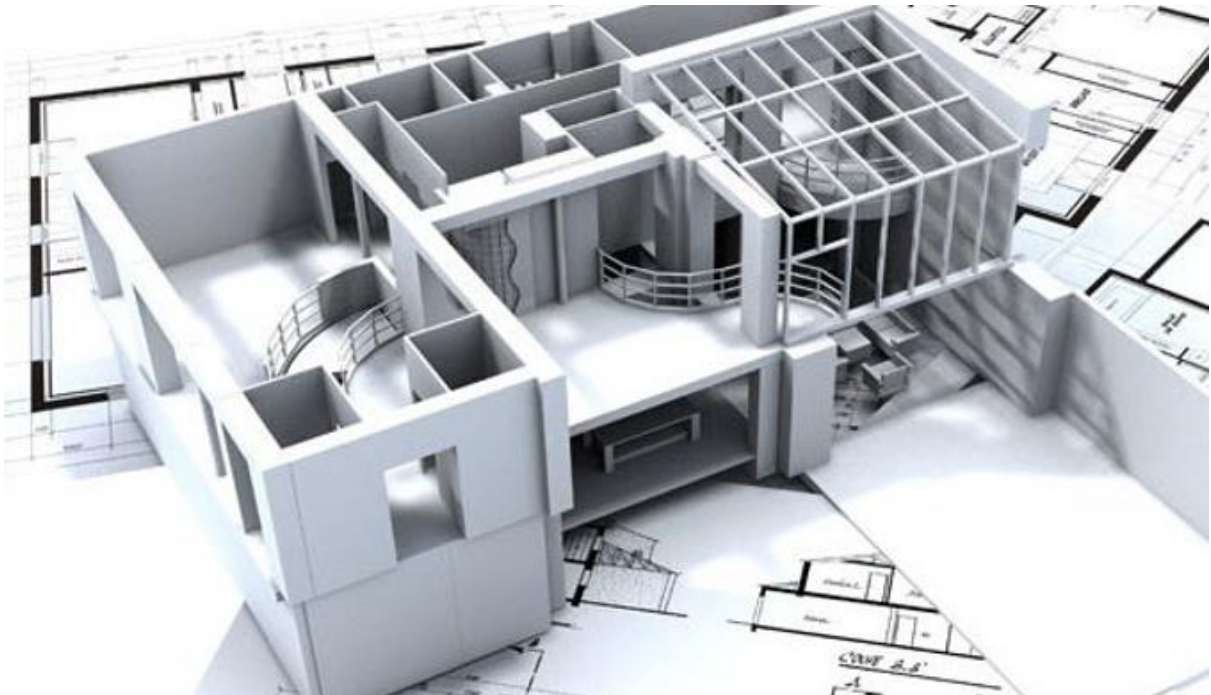


RUBICON

Chartered Building Consultancy

PLANNING SUPPORT STATEMENT

76 STATION ROAD, LYDD, TN29 9LJ



The Office, Hogs Green
Sandling Road, Sandling, Kent, CT21 4HG
01303 237704 / 07595318780
planning@rubiconbc.com

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1 APPLICATION DETAILS

Date of application:	November 2020
Type of application:	Change of use from detached double garage to Class E (c) (iii).
Pre-application reference:	N/A
Description of work:	Proposed change of use from detached double garage to home-based beauty salon providing local employment opportunities.
Site address:	76 Station Road, Lydd, Kent TN29 9LJ
Applicant:	Mrs H Hooper
Applicant address:	1, The Priory, Queens Road, Lydd, Romney Marsh TN29 9BU

2 LIST OF PLANS PROVIDED

- 20162.SP – Site and Block Plan
- 20162.E1 – Existing elevations and floor plan
- 20162.P1 – Proposed elevations, floor plan and parking arrangements.

3 DESIGN AND ACCESS STATEMENT

Mrs Hooper has been a full qualified beauty therapist for 14 years. Half of her career was working for Hythe Beauty Salon and the other as a self-employed 'mobile' beauty therapist. Mrs Hooper who has been a lifelong resident of Lydd, offers treatments to on average of 30 clients per week across three days within the Folkestone and Hythe District.

Mrs Hooper now wishes to establish an area at her home where she can continue to run her small business whilst also caring for her young child, providing more of a work life balance.

The proposed plans do not alter the exterior of the existing double garage (see below photos), and there is ample parking for clients as outlined on the site plan.

The proposed plans also mean that Mrs Hooper can expand her small business and provide employment opportunities to the equivalent of 1.5FTE within the area.

Drainage and sewage will be connected to the existing system within the house, Waste is minimal and the existing waste disposal bins for the property will be shared with the business.

4 PHOTOS



Top: existing rear of garage (looking into the garden of 76 Station Road)

Bottom: existing front of garage and parkin (looking onto Gillett Road)



5 TRANSPORT STATEMENT

The rear of the existing garage has space for three vehicles. It is the intention that these are used for the customers three days per week, with a maximum of two being used at any one time, and the third being used by Mr and Mrs Hooper. There is also plenty of on street parking on Station Road. Therefore, the impact on parking is minimal if any.