

Design and Access Statement

Planning Application for Change of Use from Holiday Accommodation to Beauty/Massage Salon

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the change of use of an existing holiday accommodation unit into a small-scale beauty and massage salon.

The application property is currently owned by the applicant's parents, with the applicant in the process of purchasing both the holiday accommodation and the adjoining dwelling, which is a listed building. The applicant, Alison Gray, will therefore be living on site and will personally manage and oversee the operation of the salon.

The proposal seeks to make efficient use of an existing building with no structural or internal alterations, providing a low-impact business use that will support the local economy without adverse effects on the surrounding area.

2. Site and Surroundings

The property is located at 7 Silver Street, Gastard, Corsham, Wiltshire, SN13 9PY. It sits within the grounds of the adjoining listed dwelling, accessed via an existing private driveway from a straight section of public highway with good visibility in both directions.

The holiday let is a self-contained unit which has historically generated vehicle movements associated with short-term stays. The surrounding area is predominantly residential/rural in character.

The holiday accommodation was originally granted planning permission subject to a condition preventing its occupation as a permanent dwelling. The current proposal does not seek to remove or vary this restriction, but instead proposes a change of use to a small-scale commercial use that will make sustainable use of the building whilst complying with the original intent of the planning condition.

3. Proposed Development

The proposal is for the change of use from a holiday let (C3/C1) to a beauty and massage salon (Class E).

Key points of the operation include:

- The salon will be run by a maximum of two therapists at any one time.
- The business will operate on an appointment-only basis, ensuring controlled visitor numbers.
- The practice is expected to see a maximum of six clients per day. If two therapists are

working, the maximum number of vehicle movements associated with client visits would be up to twelve (arrivals and departures), although some clients are expected to walk to their appointments, so actual vehicle movements will typically be lower.

- At peak times, there will be no more than two client vehicles on site simultaneously, in addition to the therapists' own cars.
- There will be no structural changes or internal reconfigurations – the existing accommodation layout will be used as is.
- The external appearance of the building will remain unchanged. Any signage will be minimal and, if required, subject to a separate application.

4. Access and Parking

Access to the site will continue to be via the existing private driveway. This provides safe and convenient entry and exit with good highway visibility.

The site benefits from ample off-road parking, sufficient to accommodate the limited number of vehicles generated by the proposal. With a maximum of six clients per day, and appointment scheduling, car parking demand is readily accommodated within the existing parking area. Some clients are expected to arrive on foot, further reducing the level of vehicle use.

Vehicles are able to turn within the site, avoiding any need to reverse directly onto the highway.

5. Highways and Traffic Impact

The scale of the proposed use is such that there will be no material increase in vehicle movements compared to the existing lawful use. Even in a worst-case scenario (two therapists and six clients), the expected maximum number of daily client vehicle movements is up to twelve (arrivals and departures). This level of movement is modest, spread across the day, and is unlikely to have any measurable impact on local traffic flows or highway safety.

The appointment-based model will further reduce peak clustering of arrivals and departures.

6. Sustainability and Accessibility

The scheme makes efficient use of an existing building, avoiding the need for new construction and supporting a sustainable re-use.

The site is accessible by car and also offers scope for cycle access/parking should this be required in the future. The proximity of local residents means that some clients are expected to walk to the salon, reducing vehicle dependence.

Internally, the accommodation is at ground floor level, allowing level access to treatment areas for clients.

7. Impact on Neighbour Amenity

The proposed use is small-scale, quiet, and low-impact in nature. Activities will be limited to professional beauty and massage treatments, with no associated noise, external plant, or outdoor activity.

Operating hours will generally be restricted to daytime, with a start time of no earlier than 8:30am. The salon will close by 6:00pm on most days, with the exception of two evenings per week (currently Monday and Thursday) when opening will be extended until 8:00pm. In addition, the salon will operate on Saturday mornings only.

These modest operating hours, together with staggered appointments and limited daily client numbers, will ensure there is no disturbance to neighbouring residents.

The proposal is therefore considered entirely compatible with the character and amenity of the area.

8. Heritage Considerations

The holiday accommodation adjoins a listed dwelling, which the applicant, Alison Gray, will be occupying as her principal residence.

The change of use involves no structural alterations or external works to the holiday let, ensuring that the character and setting of the listed building will be wholly preserved.

9. Conclusion

This application proposes the change of use of an existing holiday accommodation unit to a small-scale, appointment-only beauty and massage salon. The development will:

- Re-use an existing building with no structural alterations.
- Provide a low-impact, sustainable business use compatible with its setting.
- Generate modest additional traffic; the practice is expected to see a maximum of six clients per day and, in a scenario with two therapists, this could equate to up to twelve client vehicle movements (arrivals and departures), although some clients will walk to appointments so actual vehicle movements will typically be lower.
- Preserve the amenity of neighbouring occupiers.
- Protect the character and setting of the adjoining listed building.

Operating hours will generally be restricted to daytime, with a start time of no earlier than 8:30am. The salon will close by 6:00pm on most days, with the exception of two evenings per week (currently Monday and Thursday) when opening will be extended until 8:00pm. In addition, the salon will operate on Saturday mornings only.

The proposal also respects the original planning condition restricting residential use of the holiday accommodation, offering an alternative, sustainable use that avoids pressure for an

additional dwelling in the countryside.

The proposal represents a modest and sustainable form of development that accords with local and national planning policy, and is therefore respectfully submitted for approval.

Applicant: Alison Gray

Site Address: 7 Silver Street, Gastard, Corsham, Wiltshire, SN13 9PY

Planning Reference: PL/2025/07275