

Planning and Business Statement

Proposed change of use to an acupuncture treatment room, outbuilding at 107 High Street, Chapmanslade, BA13 4AN

Site	107 High Street, Chapmanslade, Westbury, Wiltshire, BA13 4AN.
Applicant	Katie Mellay
Proposal	Change of use of one room (approx. 11.5 sq m) within an existing outbuilding to the rear of the dwelling to form an acupuncture treatment room.
Practitioner	Sole practitioner; licensed acupuncturist and member of the British Acupuncture Council (BAcC).
Days of operation	Three days per week, mainly during school hours; daytime only, Monday to Friday.
Appointments	By prior booking only; up to five patients per day, each seen for about one hour, with no overlap.
Access and parking	Patients park on the driveway and are admitted through the electric side gate by the applicant; one off-street space, with on-street parking nearby.
External works	One new external door in the outbuilding to give patients direct access to the treatment room; no other external alterations.

1. Introduction

This statement supports planning application **PP-15186285** for the change of use of one room, of approximately 11.5 square metres, within an existing outbuilding at the rear of 107 High Street, Chapmanslade to an acupuncture treatment room. It is intended to help the case officer understand what is proposed, how the business would operate day to day, and why I consider the use to be compatible with its residential setting.

I live in the main house and would run the practice personally from the outbuilding.

2. The site and the existing building

The property is a detached dwelling in Chapmanslade, Wiltshire. The outbuilding sits to the rear of the property, within the garden. It contains a hobby room and the room now proposed for treatment, which is currently used as storage, and a bathroom. The building is of brick construction and is already in a good condition. The garden, including the outbuilding, is not overlooked by neighbouring properties.

The only external alteration proposed is a new external door, giving direct access to the treatment room from outside. At present the room is reached through the hobby room next door, which would not be suitable for patients. I had intended to add the external door even if this room is not to be used as a treatment room, and I understand that it falls within permitted development, however it is shown on the submitted plans for completeness. The hobby room and the rest of the garden would continue to be used incidentally to the dwelling.

3. The proposed use

Acupuncture is a one-to-one therapeutic treatment. Each appointment involves one patient and the practitioner in a single treatment room. The use does not involve:

- noise-generating equipment, plant or machinery;
- cooking, odours or emissions;
- the sale of goods to the public;
- group sessions, classes or events.

The room is approximately 11.5 square metres and would contain a treatment couch, a small table and seating, and a hand wash basin for the sole use of the practitioner for acupuncture purposes, in line with local regulations. A separate toilet already exists within the outbuilding and would be for the sole use of patients.

4. The practitioner

I hold a fully BAAB accredited professional degree-level Licentiate in acupuncture from The Acupuncture Academy, which is the industry standard qualification. It allows you to become a member of the British Acupuncture Council (BAC), which is the main regulatory body for the profession in the UK. BAC members work to a Code of Professional Conduct and a Code of Safe Practice and are required to hold professional indemnity insurance.

I am a recently qualified acupuncture practitioner providing evidence-based, research-informed treatment. I have a special interest in musculoskeletal pain, but I also provide support for a wide range of conditions. My practice is holistic and patient-centred, with a focus on delivering safe, accessible care to the local community.

The business would be run by me alone, with no employees.

5. How the business would operate

- **Days and hours:** I intend to work three days per week, mainly during school hours. Appointments would normally fall between about 9am and 3pm.
- **Appointments:** Treatment is by prior booking only. There is no walk-in trade and no waiting area is needed, as patients are seen at their appointment time.
- **Patient numbers:** Approximately five patients per day, each seen for around 45 minutes to one hour, with no overlap between appointments.
- **Existing patient base:** I already treat patients from the village who currently travel to my rented premises in Frome, and a number of them would be able to walk to their appointments.

6. Access, parking and highways

Access is controlled and arrivals are managed. Patients would drive to the property and park on the driveway, where one off-street space is available for patients, and ring the buzzer and speak to me via the intercom. I would then admit them through the electric gates at the side of the property. Once through the gate, patients are not visible from outside the site and walk around the back of the main house to the outbuilding, where the new external door leads directly into the

treatment room. Additional on-street parking is available approximately 20 metres from the property towards the west end of the village if necessary.

Because appointments do not overlap, no more than one patient vehicle would be expected at the property at any time, so the single driveway space is sufficient. Five patients per day would generate at most around ten vehicle movements (arrivals and departures) on working days, and fewer than this where patients from the village walk to their appointments. This is not expected to have a noticeable effect on highway safety or on-street parking, and the driveway means patients do not wait on the highway.

7. Impact on residential amenity

- **Noise:** Treatment is quiet and takes place indoors. No amplified music or equipment is used. Arrivals and departures would be low-key.
- **Privacy:** The treatment room and garden are not overlooked by neighbouring properties. Patients are admitted through the electric gates and cannot be seen once inside, so the use would not be visible from outside the site. The new external door faces into the private garden. There would be no visible change to the appearance of the property from public viewpoints or from neighbouring homes.
- **Hours:** Restricted to daytime working hours, as set out above.
- **Signage and lighting:** No signage or additional external lighting is proposed.

8. Hygiene, waste and facilities

Acupuncture uses single-use, sterile needles, which are disposed of immediately after use into approved sharps containers. Acupuncture needles are very small, so the volume of waste is low and a single sharps container lasts several years, with no need for regular collections. When a container is full or is due for replacement, it would be collected by a licensed clinical waste contractor, and no clinical waste would enter the household waste stream. I am currently obtaining quotes from licensed contractors. The wash hand basin in the treatment room, the separate patient toilet and the cleaning arrangements for the room are in line with the BAcC Code of Safe Practice and the relevant local regulations.

9. Planning policy

- The proposal makes use of an existing building, with only a small door added in a private garden location, and no harm to the character of the area or the amenity of neighbours.
- The use generates low levels of traffic, has adequate off-street parking and controlled access, and serves a local patient base, some of whom can walk.
- Parking demand is minimal and is met on the site and the nearby highway.
- The proposal also reflects the National Planning Policy Framework's support for a prosperous rural economy, including the sustainable growth of small local businesses.
- The proposal provides access to health and wellbeing services within the community.

11. Conclusion

The proposal is a small-scale, appointment-only, one-to-one health use run by a qualified practitioner who lives on the property. It would have minimal impact on neighbours or the highway, makes good use of an existing building and supports local services and employment.

Should you have any questions or wish to visit the site, I would be happy to assist.