Supporting Planning Statement

Application for a Certificate of Lawfulness of Proposed Use or Development (Section 192)

Site Address	293 Warren Drive, Hornchurch, Havering, RM12 4PW
Local Planning Authority	London Borough of Havering
Applicant	Fathima Shahana Mohamed Asker
Application Type	Lawful Development Certificate: Proposed Use (Section 192, Town and Country Planning Act 1990)
Date	14 November 2026

1. Purpose of the Application

This Supporting Planning Statement accompanies an application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) under Section 192 of the Town and Country Planning Act 1990. It seeks formal confirmation from the London Borough of Havering that the proposed low-key use of an existing detached rear garden building at **293 Warren Drive, Hornchurch, RM12 4PW** as a small, private beauty treatment room is incidental to the primary residential use of the property and does not constitute a material change of use requiring planning permission.

2. Site and Existing Outbuilding Context

- **Primary Residential Use:** The application site is a single family dwellinghouse (Use Class C3) occupied by the applicant and their family as their sole and main residence.
- **Existing Detached Outbuilding:** Located within the rear garden is an existing detached, well-built and insulated garden building, clad externally and lined internally, measuring approximately **5.03 m in length by 2.84 m in width** (198 inches by 112 inches; internal floor area approximately 14.3 sq. m). No external alterations, extensions, or structural changes are proposed to the outbuilding or the main house.
- **Internal Layout:** The outbuilding is partitioned internally into a main beauty treatment room (occupying approximately 70% of the floor area) and an ancillary internal storage room (occupying approximately 30% of the floor area) dedicated to storing beauty treatment supplies, towels, and equipment.
- **Access and Off-Street Parking:** The property benefits from an existing private front driveway with space for two vehicles off-street, ensuring visitor parking takes place wholly within the site boundary without impacting the surrounding highway network.

3. Operational Details of the Proposed Use

The applicant proposes to operate a small, sole-trader beauty service offering strictly **facials and eyebrow lamination**. To ensure the activity remains entirely subordinate to the residential enjoyment of the property, the business will operate within the following strict parameters:

- **Sole Operator:** The applicant will work completely alone. There will be no employees, contractors, or other therapists working from the premises.
- **Operating Days and Hours:** Treatments will take place approximately 3 to 4 days per week during standard school hours (09:00 to 15:00), Monday to Friday, with no evening, weekend, or bank holiday appointments.
- **Strictly Appointment-Only:** Clients will attend strictly by pre-booked appointment only. No walk-in clients will be accepted under any circumstances.
- **Single Client Capacity:** Only one client will attend the property at any given time. Each appointment will last approximately 45 to 60 minutes, with a buffer period between bookings to prevent any overlap of clients arriving or departing.

- **Residential Appearance:** There will be no external signage, advertisements, window displays, or shopfront alterations. From the street scene, the property will retain its wholly residential character.
- **Parking and Neighbour Amenity:** Clients will park solely on the applicant's private front driveway. Clients will not use the shared side access with neighbours, preventing any inconvenience or disturbance to adjoining properties.
- **Sanitary Facilities:** A corner handwashing basin is provided within the treatment room for hygiene purposes, and clients may use the existing WC facilities inside the main house if needed.

4. Planning Assessment (Material Change of Use)

Under Section 55(1) of the Town and Country Planning Act 1990, planning permission is only required where a change of use is “material.” Established UK planning case law confirms that operating a small business from home does not require planning permission provided the residential use remains dominant and the character of the dwelling is not altered.

1. **Scale and Intensity:** Operating 3 to 4 days per week during school hours with a single client per hour generates negligible footfall and vehicle movements—comparable to normal domestic visitors.
2. **Residential Amenity:** Facials and eyebrow lamination are quiet, non-intrusive treatments using small handheld equipment only. They produce no noise, odour, fumes, or commercial waste beyond normal household levels.
3. **Highway Safety:** Off-street parking on the private front driveway ensures zero on-street parking pressure or obstruction along Warren Drive.
4. **Functional Link to the Dwelling:** The outbuilding remains physically and functionally tied to the main house, sharing utilities and WC facilities, and cannot operate as an independent commercial unit.

5. Conclusion

The proposed use is small-scale, low-intensity, and fully incidental to the primary residential use of 293 Warren Drive, Hornchurch, RM12 4PW. It will cause no harm to neighbour amenity, highway safety, or the residential character of the area. Accordingly, the proposal does not constitute a material change of use, and it is respectfully requested that the London Borough of Havering **grant** a Certificate of Lawfulness for the Proposed Use.