

Statement in Support of the Application

The proposed change of use to a single residential dwelling (Class C3) represents a suitable and logical use of the site, reflecting both its physical characteristics and its setting. The property is a residential dwelling located on a predominantly residential street, and its continued use as a private home is in keeping with the character of the surrounding area.

The proposal does not involve any external alterations, and therefore the historical charm, appearance, and overall character of the property will be fully preserved. Internally, only minor changes are proposed, limited to the removal of salon fixtures such as basins and styling units, with no structural alterations.

The change of use will not result in any adverse impact on neighbouring properties. On the contrary, it is considered that the proposal will have a beneficial effect on neighbouring amenity. Since the cessation of the commercial use in December 2023, there has been a noticeable reduction in noise, customer traffic, on-street parking demand, and general disruption along this busy road. The formalisation of the property as a single dwelling will maintain and secure these improvements.

The site benefits from established and suitable access arrangements, which have historically served both residential and commercial uses. No changes to access, parking, or servicing are proposed, and the existing arrangements are considered adequate for residential occupation.

A sale of the property is currently progressing, with completion anticipated at the end of June 2026. The progression of this sale is reliant upon the formal confirmation of the property's use as a single residential dwelling. As such, the applicant would be grateful if the Local Planning Authority could take this into consideration and expedite the determination of the application where possible.

Overall, the proposal represents a low-impact and appropriate form of development that aligns with the character of the area, preserves the appearance of the property, and delivers an overall improvement in local amenity.