Supporting Planning Statement

Site address: 47 Arnold Road, Stoke Golding, CV13 6JG

Proposal: Change of use of an existing detached residential garage into a private, ono-on-one sport and exercise therapy studio (Use Class E), including minor external alterations including the replacement of the front garage door with a pedestrian entrance door and double-glazed window.

Overview: This statement supports the full planning application submitted by the applicant for a material change of use at 47 Arnold Road. The proposal seeks to convert the existing detached domestic garage – currently designated for ancillary residential storage – into a professional, private sports therapy studio specializing in non-invasive physical rehabilitation and, eventually, Extracorporeal Shockwave Therapy (ESWT).

Opening Hours: The studio will operate strictly as a professional health service on an appointment-only basis. There will be no walk-in trade, no public waiting room facilities and no retail display elements on-site. The proposed business hours are as follows:

Monday to Friday: 08:00 – 19:00

Saturday: CLOSED

Sunday and Bank Holidays: CLOSED

Client Volume and Activity Intensity: The commercial activity will be low-intensity. Patient appointments will be staggered with a minimum 10-minute buffer window between sessions. This scheduling ensures that a maximum of one client is present on the property at any given time. The anticipated client volume is approximately 5 per day, minimising foot traffic.

Highway Safety and Off-Street Parking Provision: The property at 47 Arnold Road includes an existing, private driveway capable of accommodating up to 2 vehicles entirely off-street. Despite the physical garage being no longer able to house a vehicle, the existing driveway retains ample parking for both the household and arriving patients.

Clients will receive pre-appointment instructions to park directly on the driveway so as to not disrupt traffic flow on Arnold Road. As well as this, clients will also be

instructed to arrive no earlier than 10 minutes prior to their appointment, allowing time for any previous clients to leave the property. As a result of all of this, the development will generate no additional demand for on-street parking.

Residential Amenity, Noise and Waste Compliance: The development is also committed to fully protecting the residential amenity of the neighbouring properties:

The internal structural alterations will include packing of all stud walls and ceiling joints with high-density acoustic rockwool slabs, topped with a vapour barrier and plasterboard. As a result, no audible noise or structural vibrations will escape the site.
External lighting is limited to a single, low-wattage downward-facing LED light next to the entrance door. This will be installed purely for pedestrian safety with zero light spill onto surrounding windows.
Standard recycling will utilise the existing council bins. Any clinical waste (sharps) will be stored in a yellow, puncture-proof sharps bin which will be periodically collected by a licensed private medical waste contractor, fully complying with Environmental Health guidelines.