

Planning Application Statement

In respect of a

**Retrospective Change of Use of 2 Nos.
Outbuildings for Dental Laboratory
Production Business Purposes.
(Personal Permission)**

At

47 Circuit Lane, Reading, RG30 3HB

On behalf of the owners

**Mrs Eniko Zikeli-Ianko & Mr Mihaly Gyorgy
Zikeli**

November 2017

1. Introduction

1.1 This planning application statement has been prepared on behalf of the owners of 47 Circuit Lane, Reading - Mr Mihaly Gyorgy Zikeli and Mrs Eniko Zikeli lanko at the request of the Local Planning Authority. The application seeks permission for the retrospective change of use of two outbuildings at the rear of the existing residential house for a dental production business, which has been run from the premises by the owners since 2012 under the name of Southcote Dental Laboratories.

1.2 The application consists of

- Drawing A100 Building A
- Drawing A100 Building B
- Site Location and Block Plan
- Planning Statement by NMB Planning

1.3 This Planning statement seeks to demonstrate that the continued use of the two rear outbuildings as a dental Laboratory and office as currently operated does not cause any demonstrable harm to any interests of acknowledged importance including the amenities of surrounding residential occupiers, or to any highway safety aspects. The existing buildings are clad in materials which reflect the domestic nature of the character and appearance of the area.

1.4 Appropriately worded conditions can continue to ensure the current lack of impact from the existing level of activity is maintained, and a personal permission associated with the current owners and operators of the business who reside in the adjoining house ensures no future occupiers of the premises would benefit from the business operations. Such conditions will also ensure there is no subdivision of the premises at 47 Circuit Lane.

1.5 The following statement will set out a clear understanding of what is currently taking place at the property; and the historic context within which the business activities developed to the scale they are today. A planning assessment will

then be undertaken to assess the development against both national and local planning policies, and will demonstrate how, with controlling conditions, the activities taking place do not cause harm to amenity. Thus a personal permission can be granted for the continued use.

2 Site and Surroundings

- 2.1 47 Circuit Lane lies within a residential area. The main residential property is a detached two storey house with a long driveway and on-site parking and turning for three cars at the top of the driveway, fronting the house. Grass verges and pavements separates the entrance to the site from the Highway. The highway has double yellow lines on one side of the road and unrestricted on street parking capabilities along the other side. All properties have driveways and on street parking within the vicinity of the site.
- 2.2 On site, a side gate leads to the rear of the property, with its patio and covered seating area. The gardens are well landscaped with mature trees and shrubs. The rear garden is enclosed by 2m high timber fencing and is not visible from outside the site. The side boundaries are parallel residential gardens running to the top end of the garden. At the rear of the side the rear boundary backs onto public allotments. A footpath leads up the garden which is 50 m long to the top end, where two detached timber clad flatted roofed outbuildings exist. Building A measures 7.8m wide and 4.08m deep located across the bottom end of the garden albeit set off the rear and side boundaries to allow pedestrian access around the building for maintenance purposes. One set of doors and picture window faces to the front of the building facing back down the garden. Smaller side and rear facing windows provide for some light and ventilation into the building. There are no views out of the site and no views into the site from surrounding land.
- 2.3 Within Building A heating, lighting and water sink and toilet facilities exist, together with 4 work stations for the owner dental technician and lab technicians to undertake the dental production work – together with sink and

other facilities used in dental preparation. Storage facilities for the plaster, clay and castes/teeth etc. are also provided. With the necessary facilities – the room cannot provide space to accommodate any more than four personnel comprising Mr Zikeli – the owner who is the main dental technician – and 3 further full time lab. Assistants.

- 2.4 Building B – a second much smaller timber clad outbuilding is located on the NE side boundary some 15 m away from the Building A and linked to it by a footpath. Building B is used solely by the Mrs Eniko Zikeli Ianko (One of the Owners) for administration purposes only – taking orders over the phone, invoicing, and archiving etc. The building contains one desk, and filing cabinets.
- 2.5 In the wider area, the locality is served by Bus route no 26, a regular service between Reading Town Centre and Calcot – running every 10 minutes. The town centre is 12 minutes away by bus. A short walk away, all the regular bus and transit services running along the Bath Road A4 are available proving good public transport links in and around Reading. As such the site can be regarded as being in a good sustainable location.

3 Planning History and Development proposals.

- 3.1 Except in respect of the use of the outbuildings as presented now – the site has no other relevant planning history.
- 3.2 In terms of the historic development of the uses for the site they developed as set out below.
- 3.3 The property was bought in August 2011 by the current owners as their primary residence, on a freehold basis. Mr and Mrs Zikeli bought the property to live in as their primary residence. Mr Zikeli was a dental technician who was working in a dental laboratory in Reading and Mrs Zikeli Ianko was working in London as a practice manager in a dental surgery. In September 2012 the owners established a limited company called Southcote Dental Laboratories – a Ltd

Company under which Mr Zikeli started to undertake some private evening and weekend work in the manufacture of removable dental appliances, using the existing outbuilding which existed at the rear of the garden – Building A. At that time, he continued to work full time elsewhere. Mrs Ianko – started to undertake some supportive admin. And sales work for the business from the existing outbuilding whilst on maternity leave. At this time we believe the lawful planning use of the entire property including the house and the outbuildings remained for primarily residential purposes with the outbuilding being used for ancillary purposes, with any business activity being solely undertaken by the two owners.

- 3.4 In May 2013 Mr Zikeli left the employment he had in Reading and started to work full time on the Southcote Business continuing to operate from the outbuilding. In 2014 one person was employed to help in the work of manufacturing of removable dental appliances. Since 2014, two further full time members of staff have been employed in the manufacture of the dental appliances, based within the outbuilding at the rear of the site. As such, today the business operates as follows:-
- 3.5 Within the outbuilding – workbenches have been created which provide a workstation for each person (4 full time including the owner). The work involves the detailed manufacture of removable dental appliances, with no noise or activity emanating from the building. Mrs Zikeli continues to work alongside her husband in the administration and sales capacity from the second outbuilding undertaking paperwork and telephone calls. The business operates between 8am and 5pm Monday to Friday only.
- 3.6 The three staff attend the site by bicycle, bus or walking as they all live in the same location. So no cars attend the site. Albeit there is ample parking at the site. Access to the workshop can only be from the front of the premises via the house side path. The outbuildings are some 50m away from the existing house.
- 3.7 No visitors or patients attend the premises.

3.8 One driver is employed to deliver the completed removable dental appliances and to collect new work from the dental practices in the region. He comes to the site at 9am, collects the completed work and, in the owners own company car, goes out on deliveries to the dental practices in the area, dropping off completed work and collecting further work to be brought back to the lab at 5pm. He is away from the site all day – Monday to Friday.

3.9 In terms of deliveries to the premises, except for one monthly delivery of plaster of approx... 10 bags – all remaining equipment i.e. teeth, wax, etc. is delivered through the normal post system.

3.10 There are no visitors to the site.

3.11A summary of the work undertaken by the business can be summed up from the Owners Business website – WWW.Southcotedentallaboratories.co.uk

4 Planning Assessment

4.1 In the first instance it is believed that the current level of activity undertaken by the business as described above remains ancillary to the main purpose of the premises as the private residential property for the owners and their son. And the impact of such a use on surrounding residential amenities is non-existent for the following reasons:-

- The primary use of the premises remains residential
- There are no clients/patients visiting the premise.
- There is no marked increase in deliveries with only one delivery of 10 bags of plaster once a month
- Three people employed by the business arrive and leave once a day via foot, cycle or public transport only.
- The work undertaken creates no noise or other activates which can be heard or detected outside the Building A – which in itself is more than 50M away from the nearest residential house in any event.

- There are no nuisances such as smells, which could disturb any neighbouring properties. The work is undertaken in the outbuilding at the bottom of the garden, some 50m away from any other residential property, and backs onto allotments.
- The site is well screened by vegetation on all sides and so there is no visual harm to the area or its character, which remains residential in nature.
- The work that is undertaken occurs only during daytime hours Monday to Friday 8am to 5pm and at no times at weekends or in the evenings.
- No advertising takes place from the premises
- One delivery driver who arrives by car at 9am, swops over to the owners vehicle, collects the prepared dental appliances and then is out on the road all day delivering and picking up new work – before returning to the site to drop off the work in the afternoon at 5pm. As such the on-site parking satisfactorily accommodates the owner's vehicles. With the staff arriving on foot/cycle or public transport there is no further facilities required. And no highway safety issues.

4.2 As such there is no harm caused to the residential amenities of surrounding residential occupiers. The business is operated by the owners of the residential property themselves who are fully in control of this operation. The business is not in any way self-contained. The business is operated by this husband and wife team and they have no intention of any further expansion to the business. Indeed it is clear when visiting the outbuildings that there is no further accommodation available to accommodate any further expansion in any event.

4.3 The business operated by Mr & Mrs Zikeli is a sui generis type of self-employed business which is unique and personal to the owners themselves. No further expansion of the business could or would take place given the limited space within the outbuildings. There is no intention by the owners to expand beyond this limited use.

- 4.4 For the reasons set out above it is believed the property and site continues to be used mainly as a private residence, and the business operations in the outbuildings do not raise any harm to amenity issues. However, the owners are willing to consider a personal planning permission to continue operating this limited business in the manner outlined above. Given the unique nature of the operations it is believed such a personal permission with attached conditions can continue to secure an activity which does not harm any interests of acknowledged importance such as residential amenities, highways and traffic issues, or the character and appearance of the area.
- 4.5 Such a personal permission would not enure for the benefit of the land. But would allow Mr and Mrs Zikeli to continue running their business from the outbuilding at their premises whilst they continue to enjoy living at the premises. In the event they cease using the building for dental technician work, or cease trading OR they move from the premises, conditions can ensure the permission shall cease, and the outbuilding reverts back to domestic use ancillary to the main residential house.
- 4.6 Further conditions can be added which restrict the nos. of employees to four (three lab technicians and one delivery driver), the hours of operation to 8am to 5pm Monday to Fridays only, that no trade callers or patients shall attend the premises, and the work shall only operate from the outbuildings at the bottom of the garden – identified on the plans attached.

Conclusions

- 4.7 The owners of 47 Circuit Lane have managed to develop a live-work balance by creating a small sui generis business unique to them within their residential premises, whilst ensuring no impact or harm is caused to amenities of surrounding occupiers.
- 4.8 Given the depth of the rear garden, and the well screened nature of the site enables the dental technician work and administrative work to be undertaken

whilst maintaining continued acceptable residential amenities and garden for the continued primary use of the premises as a home.

- 4.9 With conditions attached to a grant of permission in terms of a personal permission, and controlling conditions in terms of hours of operation, and staff numbers, this will ensure the continued acceptability of this sui generis business. Enabling the continued live-work balance which had been achieved by the owners.

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