

## Jamie Pegram

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**From:** [REDACTED]  
**Sent:** 01 April 2024 19:59  
**To:** Lisa Hughes  
**Cc:** Jamie Pegram  
**Subject:** 24/00329/FUL - 124 Mansfield road NG21 9AL - Personal statement

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Good evening,

I hope you have both had a lovely Easter and bank holiday. Here is my personal statement that I would like to be included in the planning committee meeting on the 4th of April. Thank you for making this suggestion Lisa and I really appreciate both of your efforts in assisting myself through the application.

My name is Rohan Calladine and I am a sole trader hairdresser and own my small business "hair by Rohan" of which I have been operating for almost 4 years.

My small home salon was originally based in Edwalton, Nottingham, until I purchased the property 124 Mansfield road with my partner in May 2023.

Since then, I have managed to continue working from home with a very similar set up in my spare room, keeping about 70% of my client base, and unfortunately losing some due to a few factors- one of these being accessibility. I am planning to build myself a bigger space for my work, this is something I've wanted since I became self employed in 2020.

I carefully chose this property because I knew it had the KEY factors of which I needed to build my salon-

- It already has the space available (current garage ) and losing no extra garden space.
- It will be ground floor which means I can cater for clients with accessibility needs.
- The property has enough private parking space for myself and at-least two other clients at one

time.

These are just a few of the reasons me and my partner chose this property, we know it has all the potential for our dream home and work environment.

I believe my business development will have a positive impact on this community, I am aware there are not many salons in the area that offer a relaxed and personal 1 on 1 hair experience, which is know is my unique selling point.

There will never be an issue with parking as my driveway is large enough to hold at least 4 cars ( pictures are provided ) as well as a lay by right in front of my drive- of which should only really be used by our property because we have a dropped curb- preventing anyone else from being able to block our driveway.

I may also add that I never work on more than one client at a time, like mentioned previously, I pride myself on my unique 1 to 1 relaxed service. Which means my clients never have to feel the stress or anxiety of being in a busy salon. Therefore, my driveway will never be full.

This development is something I've dreamed of and been working hard to save up enough money to do. Me and my partner have been working closely with the council, asking all the relevant questions in order to ensure our application get accepted. As you will probably be aware, the application was declined in January, the only reason being the appearance of the proposed building. Although we were told incorrect Information regarding the application process, We have since worked with Jamie ( planning officer ) and agreed to add brick slips to the building to keep in theme with the rest of the village. Although it was not in my budget, I have accepted this.

I am also aware that the highway authorities originally had no objections with the proposed business, and considering nothing else has changed with the application or circumstances, I would assume that there would have not been any new objections.

I hope that there are no further complications as I was reassured previously and I look forward to building my future with this community.

Thank you and warm regards,  
Rohan Calladine





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