



Our Ref: 2564.Client001.01.10.25
1st October 2025

Strategic Place Planning
Aberdeen City Council
Ground Floor North
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Planning Application Review, Home-Based Hair Salon – APP ref: 250079/DPP

1. Introduction

This supporting statement is submitted in connection with a request to review and amend Condition (01) attached to the above planning permission, which currently restricts the operation of the approved home salon use to:

09:00–17:00 Monday, Thursday and Friday

09:00–20:00 Tuesday and Wednesday

09:00–14:00 Saturday

No operation permitted on Sunday

The reason given for the condition is: "In order to ensure that the use would not result in undue loss of residential amenity to neighbouring properties."

The applicant seeks a modest and reasonable amendment to the condition, in line with Environmental Health advice, national policy, and the Aberdeen City Local Development Plan.

2. Nature of the Use

The approved development is a single-chair hair salon, operated by one stylist on an appointment-only basis. Only one client attends at any given time, ensuring very limited client numbers.

The activities undertaken, hair cutting, colouring, and hair treatments, are quiet in nature, contained within an insulated outbuilding, and comparable to domestic household use. There is no use of industrial machinery, amplified music, or equipment that could cause noise or disturbance.

3. Residential Amenity

It is considered that the current hours are overly restrictive relative to the actual impacts of the business:

Noise: Hairdressing generates minimal sound, comparable to domestic use.

Traffic: Vehicle movements are staggered, with no congregation of cars or parking pressure.

Neighbouring Properties: There is strong support from surrounding neighbours, with no substantiated objections from adjoining properties. Concerns have stemmed from a more distant neighbour with whom there is an ongoing personal dispute, including photographing clients, verbal abuse, and nuisance behaviour. These are not material planning considerations. No evidence exists to show that the salon has caused undue loss of amenity.

4. Need for Flexibility

Restrictive hours prevent the applicant from serving clients who require after-work or seasonal appointments. Some treatments are time-intensive and cannot reasonably be accommodated within the current hours.

The applicant's family circumstances further highlight the need for flexibility. With three children and both parents self-employed, late openings are limited to two evenings per week, varying



depending on family schedules, particularly her son's ice hockey training commitments in Dundee and Elgin.

5. Environmental Health Officer's Statement

The Environmental Health Officer's consultation response (27 February 2025) confirmed that: "Existing use of the premises as a home salon does not appear to have had a detrimental impact on local amenity."

The officer recommended conditions including:

The premises shall be used only as a hair salon.

The premises shall only be operational between 08:00 and 21:00.

This is significant, as it shows that professional Environmental Health advice supports operating hours materially broader than those currently imposed by Condition (01).

6. Planning Policy Context

The proposal is supported by both national and local planning policy.

Scottish Planning Policy (SPP): Encourages home-working and small-scale enterprises where no material harm arises to residential amenity.

Aberdeen City Local Development Plan (2023):

Policy H1: Residential Areas – permits home-working and small-scale businesses where they do not adversely affect the character or amenity of the surrounding area.

Policy WB3: Noise – requires that development does not create an unacceptable level of noise or disturbance.

The salon is a single-chair, appointment-only business that has not caused any amenity issues and, therefore, fully complies with both Policy H1 and Policy WB3.

7. Clarification of "Operating Hours"

It is also requested that the definition of "operating hours" be clarified to mean times when clients are present.

Access outside these times is required for cleaning, preparation, restocking, or private domestic use. These activities are ancillary to the use, have no noise or amenity impact, and should not be construed as a breach of condition.

8. Proposed Revised Hours

The applicant, therefore seeks to amend Condition (01) as follows:

Monday to Friday: 09:00–21:00

Saturday: 09:00–18:00

Sunday: Closed

Although these hours provide flexibility, in practice, the salon would only operate late on two evenings per week, dependent on family and client commitments.

9. No Precedent for Wider Commercial Uses

The requested amendment would not set a precedent for other businesses in the area. A hair salon is a uniquely low-impact use, with limited traffic and negligible noise. Approval of extended hours in this instance cannot be extrapolated to higher-impact commercial uses.

10. Planning Balance

In determining whether Condition (01) should be varied, the balance must be weighed between any potential harm and the benefits.

There is no evidence of harm to residential amenity. Environmental Health confirm there has been no detrimental impact.

The proposal is supported by planning policy which encourages home-working where no material impacts arise.



The salon provides local economic and social benefits, allowing a small business to thrive in a sustainable, low-impact way.

The amendment would allow the applicant to meet client demand while balancing family responsibilities, supporting the wider principles of flexible working.

The benefits clearly outweigh any perceived or unsubstantiated concerns.

11. Conclusion

The home salon is a low-impact, single-operator business with broad neighbour support and no evidence of harm. Environmental Health confirm there is no detrimental impact and recommend hours of 08:00–21:00.

The proposed amendment is proportionate, consistent with Policy H1 (Residential Areas) and Policy WB3 (Noise) of the Aberdeen City Local Development Plan 2023, and aligned with Scottish Planning Policy.

We therefore respectfully request that Condition (01) be amended to read:

"The salon shall only be open to clients between the hours of 09:00 and 21:00 Monday to Friday, and 09:00 and 18:00 on Saturday, with no client appointments on Sunday. Access outside these times shall be permitted for purposes ancillary to the use, including cleaning, restocking, preparation and private domestic use."

This amendment allows the business to operate sustainably, flexibly, and responsibly, while ensuring no loss of residential amenity to neighbouring properties.

Yours Sincerely,



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