
Site Address: 2 Charlesworth Gardens, Waterloo, PO7 6AU
Proposal: Change of use of residential garage as a home office with the use as beauty salon 1 day per calendar week, with the occasional training of beauty procedures 4 days per calendar year.
Application Type: Change of Use
Application No: APP/24/00438
Applicant: Mrs N Safar-Manesh
Agent:
Ward: Waterloo
Expiry Date: 06/09/2024
Case Officer: Denise Sheath

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Charlesworth Gardens, Waterloo, is a detached bungalow, constructed with pale brick and rendered elevations, the property has a hung tiled roof. A detached garage is located adjacent to the rear western side boundary. The property has a hard surfaced area leading to the front entrance and garage. The front of the property has a small laid to lawn area to the front south eastern frontage, with a dwarf brick wall boundary treatment to the front boundary.

2 Planning History

None relevant

3 Proposal

Change of use of residential garage as a home office with the use as beauty salon 1 day per calendar week, with the occasional training of beauty procedures 4 days per calendar year.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS2 (Employment)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage

No comments received

Environment Agency

No comments received

Environmental Health Manager, Community Group

Thank you for consulting the Environmental Protection Team on this application. Please accept this response as confirmation that we do not wish to make an objection on this occasion.

Hampshire Highways

The applicant proposes the change of use of a residential garage for beauty training and home office use. The applicant has stated that a maximum of three visitors would attend the site during business hours and all parking is proposed within the site. It is considered that the proposed development is unlikely result in overspill parking or impact Charlesworth Gardens. The Highway Authority therefore has no objection to the development proposal.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 21

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 5 - 4 objections received in total - 1 representation of support

Objection Summary:

Concerns raised with regard to parking availability on site and the use of the Road for over spill parking

Officer Comment: Parking Implications have been address within Section 7 of the officers report.

Caravan parked on drive using proposed parking area

Officer Comment: The applicant has confirmed that the caravan on site is for a temporary period whilst works are carried out to the property. See section 7 of th officers report with regard to parking implications.

Additional vehicle movements will endanger children playing within the cul-de-sac

Officer Comment: Children should not be playing on the highway and should be supervised by a parent or guardian.

Approval of the application could encourage further development at the site or similar development/use within Charlesworth Drive.

Officer Comment: Any future applications for the above site address or within Charlesworth Drive would be assessed on their own merits during the life of any application.

Reduction in green space by using garden as a parking area

Officer Comment: A small area of garden space will be used for the parking of vehicles, these works could be carried out without the requirement of planning permission under Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Other places more suitable for a business.

Officer Comment: The application has been assessed on its own merits.

Support Representation:

I am a regular and longstanding client of the resident at 2 Charles worth Gardens. I am extremely mindful of my parking when visiting, taking into account and considering the surrounding neighbours

Officer Comment - Noted

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking Implications

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

Criterion 8 of Policy CS2, encourages smarter working and the proposal for home based working complies with this. The application is however, assessed on the basis that it should not result in unacceptable environmental or amenity impacts which would cause nuisance to the residential locality in which it operates within.

(ii) Impact upon the character and appearance of the area

7.2 Whilst this is clearly a residential area nonetheless there would be no visual change to the appearance of the detached building as a result of this proposal - the beauty salon would operate from within an existing outbuilding previously used as a garage. It is proposed to replace the existing garage door to the front elevation with 1No. window and a single entrance door, no other alterations to fenestration are proposed. The scale of the business, with just up to 6 appointments 1 calendar day per week, and could operate without significantly altering the predominant residential character of the area.

(iii) Impact upon residential amenity

7.4 The detached garage to be used for the beauty salon is located close to the shared boundary with No. 3 Charlesworth Gardens. Despite this the garage structure itself is an existing structure which was constructed as part of the original planning approval for the Residential Development at Charlesworth Gardens therefore it is the impact of the business use that is of relevance.

7.5 For this reason it is considered appropriate to impose planning conditions restricting the use of the existing garage as a beauty training salon for a maximum of one day per

calendar week excluding

Sundays and Bank Holidays, with the exception of 4 days training of beauty procedures per year, with no more than 3 students at any time. Such training days shall exclude Sundays and Bank Holidays. Additional conditions are recommended limiting the hours of operation; maximum number of customers in a day, as well as ensuring no additional staff are employed and that a personal consent condition is imposed limiting the operation of the business to the applicant only. Whilst there would be potential for some additional noise and disturbance by customers arriving, it is considered that activity associated with access to the building would be limited and acceptable. Environmental Health legislation is in place should there be any noise pollution issues raised in the future.

- 7.6 With sufficient controlling conditions it is considered there is no defensible reason to refuse the proposal on the grounds of impact on neighbouring amenity.

(iv) Parking Implications

- 7.6 In relation to parking, a parking plan has been submitted confirming that adequate off-road parking can be provided on site for both the residential dwelling and the beauty salon business. It is worth noting that the Highway Authority have reviewed the parking proposals and are satisfied that there is sufficient on site parking available and that the proposed development is unlikely to result in overspill parking onto the Highway or impact Charlesworth Gardens. The Highway Authority therefore has raised no objection to the development proposal.

- 7.7 It is not considered that there would be grounds to recommend refusal of planning permission on parking grounds based on the level of the proposed business use.

8 Conclusion

- 8.1 In conclusion, it is considered that the use is acceptable in principle and would not result in development harmful to the character and appearance of the area. Impacts on neighbouring amenity have been carefully considered and subject to appropriate conditions are considered acceptable. In relation to parking, the highway authority is satisfied that there is sufficient parking available and are satisfied that this will not have a detrimental impact on the wider highway network.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00438 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Application Form - Received 06 August 2024
Location Plan - Received 11 July 2024
Block Plan - Received 11 July 2024
Parking Plan - Received 12 July 2024
Supporting Statement - Received 10 June 2024
Elevations - Received 01 July 2024
Floor Plans - Received 16 September 2024

Reason: - To ensure provision of a satisfactory development.

- 3 Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 This permission shall enure for the benefit of Mrs Nicolette Safar-Manesh only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when Mrs Nicolette Safar-Manesh ceases to reside at 2 Charlesworth Gardens, Waterlooville.

Reason: To ensure that the business operates as set out in the application in the interests of the residential amenities of adjacent residents and in association with the occupation of 2 Charlesworth Gardens having due regard to policies CS2 and CS16 of the of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The salon shall only be open for trade or business a maximum of one day per calendar week (excluding Sundays and Bank Holidays) between the hours of 09:00 hrs to 18:00 hrs, with the exception of 4 days training of beauty procedures per year, with no more than 3 students at any time. Such training days shall exclude Sundays and Bank Holidays.

Reason: To protect the amenities of nearby residential properties and having due regard to policies CS2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The business use hereby permitted shall operate within the following criteria:

Clients shall visit the premises by appointment only;

There shall be a maximum of 6 appointments on any one day;

There shall be one member of staff – Mrs Nicolette Safar-Manesh;

A detailed register of appointments shall be kept and available for inspection by the Local Planning Authority upon request.

Reason: To ensure that the level of business use is compatible with the residential area and neighbouring amenities having due regard to

policies CS2 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No employees other than Mrs Nicolette Safar-Manesh shall be employed at the premises in connection with the business hereby approved at any time unless otherwise agreed in writing by the Local Planning Authority.
Reason: in the interests of the amenities of the locality and having due regard to policies CS2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 The building hereby approved shall be used either for a beauty salon operated by Mrs Nicolette Safar-Manesh only; or for purposes incidental to the use of 2 Charlesworth Gardens as a dwellinghouse.
Reason: In the interests of the amenities of the area and having due regard to policies CS2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning policy Framework.