
Site Address: 17 Park Avenue, Waterloo, PO7 5DN
Proposal: Change of use of garage into Hair Salon (Class A1).
Application No: APP/17/00964 Expiry Date: 08/12/2017
Applicant: Mr & Mrs Dickinson
Agent: Case Officer: Lewis Oliver
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

17 Park Avenue, is a semi detached property located within the defined urban area. The application relates to the conversion of the existing detached garage in the rear garden. The garage is joined to the garage of 15 Park Avenue. The application site and 15 Park Avenue have a shared driveway, with a locked gate in order to access the highway. The front garden of the application site has been hardsurfaced and provides space to park for two vehicles.

2 Planning History

None

3 Proposal

The proposal is for change of use of garage into Hair Salon (Class A1). The applicant has proposed to use the garage so that a small independent business can be established. The submitted information outlines that the working hours of the salon would be 10am-3pm Monday to Friday, with each appointment lasting approximately 45 mins, with 15mins preparing for next client. The supporting information outlines that there would be maximum of 5 clients a day, operated on a one client basis at a time.

The supporting information outlines that parking would be available, through the existing provision, clients would then be directed through the house, to the hair salon in the rear garden. The changes to the existing building comprises the blocking up of the garage door, with brickwork and insulated for noise attenuation. The salon would be accessed via the existing garage side door, which leads into the rear garden of the property. Internally a sink, wash basin, hair dryers and relevant seating would be provided.

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)

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

Crime Prevention -Minor Apps

No response

Developer Services, Southern Water

No Objection

Economic Development, Regeneration & Development

The application is supported as the nature of the business does not pose a threat to other providers in the locality.

Environmental Health Manager, Community Group

No Objection

Highways Engineer, Development Engineer

Updated response: Further information was submitted on 30th October, which the Highway Authority have considered and they now raise no objection to the application

Initial response: *In order to evaluate the effect on Park Lane I require more clarification on the number of clients, the time between appointments, additional plans showing the position and number of parking spaces and showing that vehicles can park on site and turn on site to exit in a forward gear.*

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: 7

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
After moving here nearly 18 years ago because of the schools in the area , we are now in the process of moving as	Each application assess the impact of the development on the amenities of neighbouring residential properties,

our family has grow and we no longer feel the area suits our needs . We therefore would not like to make any decision based on for or against the salon in the garage as we feel we would not have considered the new owners views on the proposed changes .	regardless of ownership
Our main concerns from a personal view as we still live here for the foreseeable future , is the need for cars to exit the property in a forward facing action instead of reversing into the Avenue as this will almost defiantly lead to cars using our driveway as it is impossible to turn a car around in the space of one property as it is a shared driveway . I work on a two week on two week off leave plan and i see the area at every time of the day every day for the two week period and it is a busy road , as well as a cut through to Ladybridge Road by cars and small commercial vehicles .	Impact on the highway network and parking is considered in paragraph 7.1 (iv)
Our other main concern is our family dogs. We recently had a letter from the council stating our dogs were barking ! If as proposed the clients will be passing through the house to the salon , the dogs will bark as any strangers at the rear of the property make them alert and they will respond by way of barking.	Impact on the amenity of neighbouring properties is considered in 7.1 (iii). However as the clients are proposed to pass through the house, this is no different from the use of a private residential dwelling, when family and friends would use the house
We are concerned about the risk of fire as there will be mains electric to the garage and we are sure it will be professional installed, there will always be the risk of malfunction and possible risk of fire and I would be concerned to the extent of cover i have if in the event of an incident , and how my property would be covered or affected by any claim living next to which could be considered as a business . I have accumulated many quality power tools over many years which would cost a considerable amount to replace as well as my motorcycle and all the equipment that goes with it .	Fire safety is matter dealt with under Building regulations
I have recently spoken to many of our close neighbours , and they were all unaware there had been a notice posted on the lamppost opposite the house for the proposed planing	The publicity of this application has been undertaken in accordance with statutory requirements and the Statement of Community Involvement

application.

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) Impact on highways/parking

(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. Furthermore the applicant would be starting an independent low key business, which is economic use of the site and providing a service to the local community and employment opportunities. The key issue is whether the scale of the use is acceptable in terms of its impact on the character and appearance of the area, and on amenities of neighbouring properties.

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

The proposed use of the garage is a relatively low key use which would be satisfactorily accommodated in this building. The use will also be of a low impact as the intensity of activity would be modest. The proposed alteration to the building, comprising the removal of the garage door is minimal, and would not be seen from public vantage points, as such it is not considered that the development would have a significant adverse visual impact to justify a reason for refusal on this matter.

(iii) Impact upon residential amenity

Concerns have been raised regarding potential impact of the proposed use on neighbouring properties. This application has been subject to pre-application discussions in order to address these points. As has been outlined the proposed use is limited, in that only one customer would be seen at a time, with the submission outlining that there would be 5 customers a day between the hours of 10am-3pm Monday - Friday. As part of the management plan customers would enter the site through the main front door, and be guided through the house out towards the garage. As such this would be similar in scale and intensity to a friend or relative visiting a residential property, and the development as proposed would not have a significant adverse impact on the amenities of neighbouring properties with regard to noise or disturbance.

In order to control the use of the site, a suite of conditions is proposed in order to ensure that the limited use proposed, is adequately controlled, in order to ensure that it does not become an unfettered commercial use. Without such controls, given the close relationship with neighbouring properties, this would have an adverse impact on neighbouring properties. The conditions include controls of the use, hours of work and that the permission is personal to the applicants, as this is an independent business

run by the existing homeowner. It is considered that these conditions are reasonable, relevant to the development and planning, enforceable and reasonable in all other respects.

(iv) Impact on highways/parking

The existing drive has the capacity to provide parking for three cars and can be easily reversed into, and reversed out of. This therefore allows those using the parking to leave in a forward gear. As such the existing parking provision provides for both the needs of the existing dwelling, and one space for the customer. Therefore it is considered that the proposed development provides adequate parking provision and that it would not have a severe cumulative impact on the highway network.

8 Conclusion

The proposed development is not considered to have a significant adverse impact on the character and appearance of the area, or highway safety/parking and subject to relevant conditions the development would not have a significant adverse on the amenities of neighbouring properties.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00964 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:

Further information with regard to business operation received 30th October 2017
Block Plan
Location Plan
Block plan showing location of parking and hair salon
Supporting information

Reason: - To ensure provision of a satisfactory development.
- 3 The use of the garage the subject of this permission shall be restricted to either:
(a) a Hair Salon (Class A1) to be operated in accordance with the terms set out under Conditions 4 and 5 below, and for no other commercial/business purpose whatsoever including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order; or
(b) purposes incidental to or ancillary to the occupation of 17 Park Avenue as a single dwelling.
Reason: To restrict the use of the premises in the interests of local amenity as residential properties are located within close proximity to the application site,

and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 This permission shall enure for the benefit of Tracey Dickinson and Darren Dickinson only whilst resident at 17 Park Avenue, and shall not enure for the benefit of the land. The use hereby permitted shall be discontinued on the date when Tracey Dickinson and Darren Dickinson cease to occupy the site, at which time the use of the garage shall revert to purposes incidental or ancillary to the occupation of 17 Park Avenue as a single dwelling.

Reason: This permission has been granted on the basis of the personal circumstances of the applicant and as such would have been unsuitable for a general hair salon or retail business, in accordance with policy CS16 of Havant Borough Local Plan (Core Strategy) 2011.

- 5 The hair salon business hereby approved shall be operated strictly in accordance with the working hours and appointment scheduling set out in the email from Darren Dickinson setting out further information with regard to the business operation received 30th October 2017. No business activities shall take place on a Saturday, Sunday or any recognised public holiday.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.