
Site Address: 2 Clements Grove, Waterlooville, PO8 9FF
Proposal: Variation of Condition 5 of Planning Permission APP/22/00382 to allow for an increase of business hours from 2 days to 4 days per week.
Application Type: Variation/Relief of Condition
Application No: APP/23/00937 Expiry Date: 22/01/2024
Applicant: Mr Stephen Cane
Agent: Case Officer: Denise Sheath
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located within Clements Grove, part of a new residential development, and is occupied by a two storey semi detached dwellinghouse. On the western side is an allocated parking area.
- 1.2 The surrounding area is residential in character and development of the wider residential estate is ongoing.

2 Planning History

APP/21/01030 - Application for Non-material change to Planning Permission
APP/13/00804 conditions 27 and 34 relating to parking spaces of units 107-112 and 129-144 to include additional 1 parking space for the units with only 1 allocated space.
PERM - 19/10/2021
APP/22/00382 - Single storey out-building for use as home salon. PERM - 11/08/2022

3 Proposal

Variation of Condition 5 of Planning Permission APP/22/00382 to allow for an increase of business hours from 2 days to 4 days per week.

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

Environmental Health Manager, Community Group

Thank you for consulting the Environmental Protection Team on this variation of condition application. Please accept our comments as confirmation that we have no objections to the application in respect of noise.

Highways Development Planning

The Highway Authority's comments are based upon the supporting information submitted by the applicant, i.e. – drawings, plans and dimensions. The Highway Authority has not been made aware of any departures from this information by HBC that should be considered and as such the assessment of the proposal is provided against this context.

Following review, given the previous comments provided by the Highway Authority to 22/00382 and given no changes are proposed to the business operation other than proposing additional days of opening, the Highway Authority is satisfied that the proposal would not lead to any material or significant detrimental impact upon highway safety in regard to either traffic generation or impact upon existing on-street parking supply.

With the above in mind, no objections are raised.

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: 8

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 on neighbouring amenities
- (iii) 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.

The principle of the use of the outbuilding at the property for the purposes of a hair salon business has been established through planning permission APP/22/00382. The nature of this use will be fundamentally unchanged, apart from an increase in the days of operation increasing from 2 to 4 days. The acceptability of this intensification has been assessed in terms of its potential impact on neighbouring amenities.

(ii) Impact on neighbouring amenities

The previous planning approval (APP/22/00382) allowed the business use at the property and was granted subject to a number of conditions, aimed at ensuring such use would remain at a level that would be appropriate within a residential area. As well as limiting the number of clients to the salon per day, the previous permission (APP/22/00382) enures for the benefit of the applicant only (and only for as long as he remains resident at 2 Clements Grove). The use of the shed for the purposes of a hair salon business is limited to four calendar days per week between the days of Monday to Saturday between the hours of 0900 and 1800 hours and no one other than the applicant should be employed at the premises.

The applicant has no need or desire to vary other conditions attached to the previous permission (APP/22/00382). The wish to vary the condition restricting the number of business days arises from an increase in business over the past two years and would allow for appointment flexibility for clients and an expansion of services, for example hair extensions which are time consuming.

As is the current case there would only be one customer visiting the property at any one time. Environmental health have raised no objections with regard to noise and the occupiers of neighbouring properties have not made any representations regarding nuisance arising from the ongoing business use of the property. Therefore, the proposal is considered to meet the requirements of Policies CS16 and DM10 of the HBLP (Core Strategy).

(iii) Parking.

The Highway Authority raise no objections and are satisfied that the proposal would not lead to any material or significant detrimental impact upon highway safety in regard to either traffic generation or impact upon existing on-street parking supply. With relevant conditions reimposed from the earlier permission as regards the number of staff and appointments in place at the premises, the impact upon highway safety and parking locally is considered to be acceptable - again, no representations have been received regarding any parking issues arising from the ongoing business use of the property.

8 Conclusion

With relevant conditions reimposed from the earlier permission, the proposal is not considered to have an adverse impact on residential amenity or highway/parking considerations and as such, the application is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00937 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form- Received 06 December 2023

Covering Letter - Received 06 December 2023

Reason: To ensure provision of a satisfactory development.

- 2 This permission shall enure for the benefit of Mr Stephen Cane only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when Mr Stephen Cane ceases to reside at 2 Clements Grove, Waterloooville.

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 Clements Grove having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The salon shall only be open for trade or business a maximum of four days per calendar week (excluding Sundays and Bank Holidays) between the hours of 09:00 hrs to 18:00 hrs.

Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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 5 appointments on any one day;

There shall be one member of staff – Mr Stephen Cane;

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 CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The building hereby approved shall be used either for a salon operated by Mr Stephen Cane only; or for purposes incidental to the use of 2 Clements Grove as a dwellinghouse.

Reason: In the interests of the amenities of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.