
Site Address: 30 Timsbury Crescent, Havant, PO9 3EQ
Proposal: Use of Garden Room for Beauty Business
Application Type: Full Planning Permission
Application No: APP/22/00204 Expiry Date: 28/06/2022
Applicant: Mr W Darke
Agent: Case Officer: Selina Donophy
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies on the north side Timsbury Crescent. 30 Timsbury Crescent is an end of terrace property, with a pitched roof garage to the rear of the site providing parking for one vehicle. Materials on this property are red bricks, with concrete brown tiles. This area is predominantly residential in character .

2 Planning History

54/03093 - for layout of roads, etc. for residential development , UNK,13/08/1954
APP/20/00163 - Construction of 1no. two bedroom dwellinghouse within existing boundary of 30 Timsbury Crescent, Havant., WD,14/04/2020

3 Proposal

Use of Garden Room for Beauty Business

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)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment

Councillor Gary Robinson

No comment

Councillor Mark Inkster

No comment

Environmental Health Manager, Community Group

No adverse comments to make

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link: www.hants.gov.uk/transport/developers/consultation

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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 8

Comment	Officer Comment
Having already tried to stop this building been build. you can check this out with your planning department. contact we have emails from Sophie Bebee. on the compliances we had on this build. that was put up for the use they are now trying to use it for what it was built for. If you are unable to get the information. I can forward you the copy the of emails that I was sent. After looking at the drawing of the parking. This is not possible in the space for three cars. looking at the plans shown, the so called room is big than the garage its next to. access to the car parking is bad when the cars are parked on the opposite of the road. If parking in the garden then why are they not parking there own cars in there.	Please see 'Planning Considerations' section of the report.
[redacted] As stated in the last email, this beauty room / garden room ? I have had to charge what room I used when people come to stay. As the beauty room in No 30 has only got a single skin wall from one of my bed rooms. Now if thus planning go thought, I will not be able to use my back garden. This building that was put has block the sun on one side of the garden already. Now they are asking to run the beauty room in the garden. This business has taken up so much parking in the road with customer cars. At know time has the owns of No 30, used they garden for parking there own two cars let allow the customer cars. As the drawing shows they in tend parking three cars in it. Out the out set of the building of this garden room, that I complained to your department have been to visit the house to check the sizes they have given you. Though this whole time, at no time has any one been to my house to check my complaints. The owns have miss lead your department. If you check your records you will see that from the out set. They have stated that thus garden shed witch now has turned into a garden room, was going to be used as a beauty room. Please could please reply with your findings.	Please see 'Planning Considerations' section of the report.

As if I needed to get legal help on this matter.	
Sorry I misses your visit. Please could you looking in to the construction of this garden room. As this is a wooden frame work, lined with wooden sheets with some sort of insulation. Then covered with PVC panels. As far as I can see they is know running water. The only type of heating electrical heaters. When this was built know fire proofing was built into it. The last think I would like to happen is fire damage to my property. Plus this will be used by member's of the public, with only one way in and out.	Fire safety requirements would be dealt with under separate building regulations .
Absolutely support these young people. The business does NOT in any way interfere with the daily living of either myself or as I see any other residents with in Timsbury Crescent. We should be supporting young people not beating them down!!	Noted.
I am writing in support of this application. It is a sensitively planned small development in which to carry out a beauty business which has thrived in recent times. This is an especially encouraging and creative development given the difficulties of Covid 19 and lockdown restrictions, which have made us all think differently about how we want to live and work. The nature of the business is exclusively hands-on with only one client booked at for an appointment and plenty of time allocated between appointments, with no overlap. This means there will be no difficulties with excess parking on the street, and there is space in the garden to accommodate a vehicle using existing off road access. That said, people are choosing more and more to use Havant's excellent public transport facilities, the site is a short walk from the No 23 bus stop and this should be encouraged.	Noted.

There will be minimal noise as beauty therapy is primarily a relaxing experience. The products used will not generate noxious smells, quite the opposite, and the development has been carefully planned to provide a relaxing and tranquil experience. Small businesses form the bedrock of communities. We need the creativity and determination of small business owners to enhance our experience of using their services. In this context and for all the observations I have listed here, I support this venture.	
I absolutely support this application. The growth of this business and the courage it takes to set up your own business should be rewarded, not made more difficult. There will be ample parking during the hours the business operates.	Noted.
I support this.	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) Use as a beauty salon
- (iv) Impact upon residential amenity
- (v) 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.

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

- 7.2 This proposal comprises the change of use of the existing garden room/ outbuilding in use as a beauty business. The outbuilding itself has already been constructed and this has been agreed to fall within permitted development criteria under Class E of the GPDO in terms of the structure. It is solely the business use which therefore requires planning permission. With this in mind the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Use as a beauty salon

- 7.3 The applicant has provided additional information in relation to the operation of the business. They have stated the business would offer beauty therapy treatments including manicures, reflexology and massage. The applicant would be the only member of staff on site with up to 6 clients a day . Working hours would include Monday-Friday 0800-1900 hours. The business would not operate on weekends or on bank holidays. The applicant has also confirmed there would be no equipment producing noise/smell pollution other than music during reflexology sessions. The limited use of the business is considered to be acceptable in conjunction with the attached conditions.

(iv) Impact upon residential amenity

- 7.4 To the north of the application site is the attached property, no 32 Timsbury Crescent . The outbuilding is located close to the shared boundary and it is noted that this does appear fairly prominent when viewed from no 32. Despite this, as stated above, the structure itself has been constructed without planning permission under permitted development rights therefore it is the impact of the business use that is of relevance. The operations of the business are generally fairly quiet activities with some use of music for specific treatments . The associated noise pollution that comes with business uses such as this would mainly include the greetings and comings and goings of clients which are likely to occur in the back garden as this is where the parking is located. For this reason conditions will be applied limiting the number of clients per day as well as the hours of operation. Environmental Health have also been consulted on this proposal and have no adverse comments to make on the scheme. Environmental Health legislation is in place should there be any noise pollution issues raised in the future however with the conditions in place it is deemed that the business would not result in unacceptable harm to neighbour amenity.
- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(v) Parking .

- 7.6 The main dwelling is a two bedroom property requiring two on site parking spaces as per the Havnt Parking SPD. The proposed business use would have one client at a time and therefore would require one additional parking space on site. The application site comprises a paved garden with existing access on to Timsbury Crescent and a parking plan has been provided which shows three vehicles could be parked on site. It is considered these spaces could be accommodated on site and therefore the parking allocated is deemed to have been met. Highways have also been consulted in this regard and uphold no objection to this proposal.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00204 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:

Cover letter and supporting information uploaded on the 17.05.2022
Location plan uploaded on the 05.04.2022
Block plan showing parking uploaded on the 05.04.2022
Proposed floor plan uploaded on the 04.05.2022
Additional info email uploaded on the 31.05.2022

Reason: To ensure provision of a satisfactory development.

- 3 This permission for use of the on site outbuilding as a beauty salon shall enure for the benefit of Mrs Darke only whilst resident at 30 Timsbury Crescent and shall not enure for the benefit of the land, and the use hereby permitted shall be discontinued on the date when Mrs Darke ceases to reside at 30 Timsbury Crescent.

Reason: To ensure that the beauty salon operates as set out in the application in the interests of the residential amenities of adjacent properties and in association with the occupation of 30 Timsbury Crescent, having due regard to Policies CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Each beauty session hereby approved shall be carried out in strict accordance with the following arrangements:
- (i) There shall be a maximum of 1 client at any given time;
 - (ii) There shall be a maximum of one member of staff – Mrs Darke
 - (iii) There would be a maximum of 6 clients per day
 - (iv) A detailed register of appointments shall be kept and made 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, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 5 The beauty salon hereby permitted shall only be open for trade or business on the following days and hours:

Monday to Friday 0800-1900 hours. The beauty salon will not be open for business or trade on weekends or bank holidays.

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.

- 6 Notwithstanding the provisions of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended) no externally vented air conditioning, extracts or noise generating equipment shall be installed at the premises unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.