
Site Address:	2 Clements Grove, Waterloooville, PO8 9FF		
Proposal:	Single storey out-building for use as home salon.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00382	Expiry Date:	21/07/2022
Applicant:	Mr Cane		
	Stephen William Hair		
Agent:		Case Officer:	Graham Speller
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/13/00804 – Development of 288 residential units; PERM 05/05/2013
APP/20/00357 – Erection of 4No. dwellinghouses with associated gardens, parking and landscaping (Revision to APP/13/00804); PERM 11/08/2020
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

3 Proposal

- 3.1 Single storey out-building for use as home salon.
- 3.2 The application has been clarified/amended with the applicant's agreement in that the salon use would be for personal use only on two days per calendar week (excluding Sundays and Bank Holidays) and not rented out to others. Reconsultation was not considered necessary for this clarification/amendment.

4 Policy Considerations

National Planning Policy Framework 2021
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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor P Bains - Hart Plain Ward

No comments received.

Environmental Health Manager, Community Group

No comments received.

Hampshire Highways

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

The Highway Authority have however reviewed the parking proposals and are satisfied that there is sufficient parking available either in allocated bays or on street. As such, the Highway Authority are satisfied that this will not have a detrimental impact on the wider highway network.

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: 6

Number of site notices: At least one site notice exists

Statutory advertisement: Not applicable.

Number of representations received: 2

Two letters of representation raising the following issues:

- have concerns about a business such as this operating in a built up area where 4 houses are situated very close together
- would feel more comfortable and more importantly safer if a unit or shop is rented for this business
- drainage works would obstruct / stop our ability to park on our own land
- construction inconveniences
- significant concern regarding the liability of damage to car during works
- the access pathway should not be blocked or closed to No.3 and No.4 during construction as this was designed to give access to the car park
- significant concerns for health and safety during the construction of the application
- car parking on this new build site is hard enough already with lots of people currently parked on the roads nearby making it hard to manoeuvre in the roads
- visitor space mentioned as a parking option is shared by the whole of Clements Grove for visitors
- there is no parking option that wouldn't come without inconveniences to the rest of the close
- the construction of the building will be noisy
- both the construction and constant flow of customers and business operations will cause noise, disrupting work schedules and sleep patterns
- the site plan submitted does not show that the parking adjacent to 2 Clements Grove is private parking spaces belonging to the 4 houses
- during the day and early evening, there are a number of commercial vehicles that park within the area, these vehicles are large and make passing by extremely difficult

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

(i) Principle of development

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

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

7.3 Condition 10 of planning permission APP/20/00357 restricted, among other things, outbuildings. The reason for the condition was 'In the interests of the character and amenities of the development'. It is noted that the neighbouring property has a small shed in the rear garden. It is considered that sufficient garden amenity space would be retained and that the proposed outbuilding would not adversely affect the character or visual amenities of the area.

(iii) Impact upon residential amenity

- 7.4 The proposal originally included renting out the salon to others when not in use by the applicant, however, this has since been clarified/amended to be for the applicant only on a maximum of two days a week and, as such, this can be restricted by an appropriate condition.
- 7.5 It is considered appropriate to impose planning conditions restricting the use of the outbuilding for salon use to a maximum of two days per calendar week excluding Sundays and Bank Holidays. In addition, a condition is recommended to limit the number of clients to a maximum of 5 in any one of the two days and also restrict hours of operation/business use of the outbuilding. 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.
- 7.6 Overall, in relation to the impact on residential amenity, it is considered that subject to suitable conditions limiting the days/hours of operation, the maximum number of customers in a day, no additional staff being employed and a personal consent limiting the operation of the business to the applicant the impacts on residential amenity would be limited and acceptable.

(iv) Parking

- 7.7 In relation to parking, various options have been put forward, however, there are two allocated spaces for the dwellinghouse and one option would be to utilise a space for customers. Whilst the car park has a visitor space which could be utilised on other occasions it is likely that there will be an element of parking in Clements Grove. As noted above, it is worth noting that the Highway Authority have reviewed the parking proposals and are satisfied that there is sufficient parking available either in allocated bays or on street. As such, the Highway Authority are satisfied that this will not have a detrimental impact on the wider highway network.
- 7.8 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 either in allocated bays or on street and are satisfied that this will not have a detrimental impact on the wider highway network.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00382 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:

LOCATION PLAN

BLOCK PLAN

FLOOR PLAN EXISTING AND PROPOSED

ELEVATION PLANS

EXISTING AND PROPOSED SIDE ELEVATION

PARKING PLAN

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

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

- 4 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, 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 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 2021.

- 5 The salon shall only be open for trade or business a maximum of two 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 2021.

- 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 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 Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 7 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 2021.