
Site Address:	5 Staunton Avenue, Hayling Island, PO11 0EN		
Proposal:	Change of use from lounge to Beauty Salon business operating from home.		
Application No:	APP/16/01042	Expiry Date:	14/12/2016
Applicant:	Mrs Price Blue Butterfly Beauty		
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is a detached bungalow with a large attached garage, set back from the road. It has a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level with open vehicular access leading to a tarmac parking area, shrubs and grass. There is a wire fence to the southern boundary, a hedge to the west and mature trees to the north.

1.2 A detached bungalow is to the south, a two storey detached property is to the north beyond the rear access road to flats at Maple Court and a two storey detached property is opposite. The area is of low to medium density with detached bungalows and two storey properties of similar and individual age style and design and a modern three storey apartment block.

2 Planning History

None relevant to this application.

3 Proposal

3.1 The proposal is for the change of use from lounge to Beauty Salon business operating from home.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS2 (Employment)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

I would suggest that the number of customers is limited to one client at a time with a minimum break of 15 minutes between clients.

Environmental Health Manager, Community Group

I have been asked to comment on this application. I have read the information provided by the applicant but could not find information relating to local exhaust ventilation/good ventilation within the area. Although this is unlikely to be a significant factor in determining this application, the applicant needs to be made aware of the potential effects of VOC's and dust from the activity that may negatively affect their health or that of their employees to the exposures. I have no adverse comment on this application.

Economic Development - Commercial and Housing

The business model does give cause for concern as it has a few issues. The operating hours, maximum hours per week and anticipated number of clients per day seem to have mismatch. Unless the time spent per client is less than an hour and the actual hours working per day is less than the actual open hours.

I am also concerned on the impact it may have on the existing businesses, particularly the ones in the near vicinity providing unfair competition using a low cost operation and the potential impact to employment within those businesses.

However placing the following conditions limiting the number of clients per day to 4 and no trading on Saturdays, would mitigate the impact to the local businesses.

Officer Note:

As this is a home based business, it would not be advertised in the same way as other similar businesses on Station Road (ie: with an active shopfront and signage), therefore it is unlikely that it would have any significant impact on other similar businesses in the nearby vicinity.

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: 41

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 1

One objection was received from one address raising the following concerns:

- 6.1 There are covenants in the deeds of the properties preventing use as a business premises - this is not a planning issue and would need to be addressed by the

applicant.

- 6.2 Possible loss of trade to existing businesses in the immediate vicinity - see comment from Economic Development in Section 5 above.
- 6.3 Opportunities to rent space in existing beauty establishments or visit clients in their own homes - the purpose of the application is for the applicant to operate from home with a limited number of clients, other options may have previously been explored before the submission of this application.
- 6.4 Insufficient parking and turning on site - See Section 7 below.
- 6.5 Discrepancy in proposed number of clients to hours of operation - See section 7 below.
- 6.6 No mention of advertising signs which would be unsightly in a residential road - The application is for change of use only, any proposed signage would be the subject of a separate 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) Effect on neighbouring properties
 - (iii) Parking provision
- (i) Principle of development
- 7.2 Objective 8 of Policy CS2 of the adopted Havant Borough Local Plan (Core Strategy) encourages smarter working and the proposal for home based working complies with this. The proposed change of use of part of the residential dwelling is therefore acceptable in principle subject to the provision of sufficient parking (DM14) and not causing unacceptable harm to the amenity of the neighbouring properties (CS16).
 - (ii) Effect on neighbouring properties
- 7.3 In view of the comments given above from Economic Development and the Highways Engineer, to ensure there is no more than one client on the premises at any one time a condition is recommended restricting the number of clients per day to four with a minimum of 30 minutes between appointments. Furthermore, the proposed conversion of the lounge will not be large enough to allow for more than one treatment room. As such only one client could be treated at one time and therefore the business will be limited by its floorspace to remain small scale. It is considered that such a small business which in its nature involves discreet treatments, would not be detrimental to the enjoyment of the surrounding neighbouring properties. It would also not be advertised by way of signage erected to the property.
- 7.4 Regarding the concern about the discrepancy in the number of clients to hours of operation, the applicant's business plan verifies the intended amount of hours to be worked per week would not exceed 25 hours within a flexible time frame which has been limited by a condition.

(iii) Parking provision

- 7.5 The properties in the road have on site parking and there is no facility for on road parking in Staunton Avenue. The parking plan provided shows four parking spaces in addition to the large garage. The Highways Engineer has not raised any concerns regarding the parking provision and the recommended condition in 7.3 above will safeguard the parking and turning area on the site, minimising the potential impact on the surrounding neighbourhood.

8 Conclusion

- 8.1 With the relevant conditions imposed, it is considered the proposal would not have an adverse impact on the residential amenity and as such, the application is recommended for permission to be granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01042 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 This permission shall enure for the benefit of Mrs Cheryl Price only whilst resident at 5 Staunton Avenue and the use hereby permitted shall be discontinued on the date when Mrs Cheryl Price ceases to occupy the property.
Reason: In the interests of the amenities of the locality and having due regard to policies CS2 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 The use of the room for the purpose of beauty treatments shall only operate on Monday to Friday between 1000 and 1800 hours, and on a Saturday between 1000 and 1300 and not at any time on a Sunday or Bank Holiday 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 4 There shall be no more than 4 clients per day with a minimum break of 30 minutes between appointments 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 5 No employees other than Mrs Cheryl Price 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

Location plan
Block plan
Proposed parking plan
Proposed floor plan
Supporting statement dated 19/10/2016

Reason: - To ensure provision of a satisfactory development.