
Site Address:	25 Warblington Avenue, Havant, PO9 2SD		
Proposal:	Change of use of domestic garage to business premises to allow the operation of a Beauty Therapy business.		
Application No:	APP/15/00369	Expiry Date:	15/06/2015
Applicant:	Mr Turner	Team:	Team 1
	Avenue Medispa Limited		
Agent:		Case Officer:	Heather Lealan
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No.25 Warblington Avenue, Havant is a large detached property located to the eastern side of the road. The dwelling house is accompanied within the plot by a number of outbuildings. The former double garage immediately to the front of the dwelling house, adjacent to the southern side boundary, being the subject of this application.
- 1.2 The site has a large area of hardstanding to the front of the plot that provides car parking for at least 6/7 cars.

2 Planning History

No relevant planning history on Acolaid

3 Proposal

Change of use of double garage to business premises to allow the operation of a beauty therapy business (Sui Generis). The works to the exterior of the garage, (already undertaken), did not require the benefit of planning permission. Furthermore, the building can be converted to a use incidental to the enjoyment of the dwelling house, (such as guest accommodation), in accordance with permitted development legislation.

4 Policy Considerations

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16	(High Quality Design)
CS2	(Employment)
DM10	(Pollution)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health

No adverse comments

Development Engineer

The Highway Authority has no adverse comment to this application but I would suggest that its method of operation should be tied to the information within the applicants "planning statement".

Comment - SP1 will condition this plan

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: One

Statutory advertisement: Not applicable.

Number of representations received: Two letters of objection have been received

Summary:

(a) Warblington Avenue is a residential area and such an approval would create an undesirable precedent for further commercial premises. *It is not considered that this small business will create an undesirable precedent as any future application for a different site would be considered on its own merits.*

(b) Will create highway safety issues due to increase in visitors to the property and insufficient onsite parking provision to serve dwelling and business.

(c) Will create waste disposal problems

(d) The business has no special community benefit such as medical, dental or educational. *This is not a material consideration of this application that must be judged on its own merits and impacts.*

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 the streetscene and appropriateness of design
- (iii) Effect on the neighbouring properties
- (iv) Highways

(i) Principle of development

7.2 The Council's corporate priorities include a drive to enhance economic prosperity, and it is considered that appropriate small scale businesses serving local communities can make a contribution to this objective. In this case the site is designated as being within a defined urban area in the Local Plan and therefore, development is acceptable in principle subject to the implications of its effect on the neighbouring properties and the character of the area. In these regards the application must comply with policies CS16

and DM10.

(ii) Effect on the streetscene and appropriateness of design

- 7.3 The changes that have taken place to the garage are predominantly screened by the boundary hedge and in any case have a residential appearance and not an overtly commercial character. A very small and discrete sign has been erected to the south of the entrance door, which has no impact on the visual amenities of the wider area. It is therefore considered that the proposal accords with the requirements of CS16 (c).

(iii) Effect on the neighbouring properties

- 7.4 The conversion of the garage accommodates just one treatment room and is intended by the applicants to be flexible in terms of use so as to allow the home owners to use the building as a occasional guest bedroom. The planning statement submitted with the application proposes that only one client will be treated at one time and therefore the business will be retained by its floorspace to remain small scale. It is not considered that such a small business which in its very nature involves quiet treatments would be detrimental to the quiet enjoyment of the surrounding neighbouring properties. It is also not considered that any waste disposal issues from such a small business will create wider issues to the amenities of the existing residents within the locality.

(iv) Highway Impact

- 7.5 The garage conversion has resulted in the loss of two parking spaces, however the site benefits from a substantial paved driveway to the front and side of the property and a plan has been submitted which demonstrates that staff and visitor parking can be comfortably accommodated within the site alongside the residential parking associated with the host dwelling. A condition can be included which requires the parking plan and turning area to be maintained and the parking spaces shown kept available for the parking of cars at all times. It is not considered that the modest increase in visitors to this property would result in highway safety issues, and the Development Engineer has not raised any objections. It is considered that the site is large enough to support an overlap of appointments in terms of parking provision.

8 Conclusion

- 8.1 It is recommended that permission is granted for retrospective consent. It is considered that the use applied for has a minimal impact on the neighbouring properties and the character of the streetscene and there is sufficient room to the front of the property for the required number of car parking spaces to be provided.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00369 subject to the following conditions

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

Planning Notes, including mode of operation and parking notes in conjunction with hours proposed within the Planning Application Form received 4 April 2015

Location Plan OS license No. 01000031673 received 4 April 2015

Block Plan OS license No. 01000031673 received 4 April 2015

Internal Layout Plan received 4 April 2015

Parking and Turning Plan OS drwg.no 25WA-DR1 received 4 April 2015

Reason: - To ensure provision of a satisfactory development.

- 2 The premises hereby permitted shall not open to the public before 08:30 hours or remain so open after 18:00 hours on Monday to Friday or at any time on Saturday, Sunday or any recognised Public Holiday.

Reason: To protect the amenities of nearby residential properties and the character of the area and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.