

DELEGATED OFFICER REPORT

PROPOSAL	Proposed outbuilding and change of use to provide beauty treatments to clients (Class E) (Retrospective).
LOCATION:	149 Cherry Tree Avenue, Waterlooville, PO8 8AX
REFERENCE NO:	APP/25/00625
APPLICANT:	Touch of Beauty by Sophie
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	12/11/2025
APPLICATION EXPIRY DATE:	29/09/2025
WARD:	Cowplain
SUMMARY RECOMMENDATION: GRANT PERMISSION	

1. Site Description

This application site comprises a two storey, terraced dwellinghouse located to the southwest of Cherry Tree Avenue. This property has a pitched roof with access to the front of the property via a pedestrianised pathway and vehicular access to the rear of the site whereby there is a detached garage. The area is residential in character.

2. Planning History

None relevant

3. Proposal

Proposed outbuilding and change of use to provide beauty treatments to clients (Class E) (Retrospective).

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

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

DM10 (Pollution)

DM13 (Car and Cycle Parking on Residential Development)

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.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		01.10.2025	23.10.2025	Is advertised in the public interest

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 8

Material planning considerations are addressed in Section 7.

Highways

I refer to the consultation on the above planning application and would make the following comments. As the application is for 5 dwellings or less, HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority - <https://www.hants.gov.uk/transport/developers/consultation>.

Environmental Health

No objection – case officer conditions reviewed and agreed. If the applicant wishes to use mechanical ventilation in the future then a planning application would be required.

7 Planning Considerations

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Proposed use
- (iv) Effect on neighbouring properties
- (v) Biodiversity Net Gain (BNG)
- (vi) Parking
- (vii) Flood zone

- (i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. This proposal comprises an outbuilding in use as a salon. There is no 'in principle' policy objection to businesses from home; in practice each application has to be assessed on its own merits in light of the nature of the use and the context of the site.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises the construction of an outbuilding (retrospective) and the change of use of this building to allow for the running of a beauty salon business. The outbuilding is located towards the front of the site and has dimensions of approximately 2.2 metres to the eaves, 2.5 metres to the ridge, a width of 3.7 metres and a depth of 3.7 metres. The outbuilding has a pitched roof. The doorway faces the front elevation of the host dwelling. It is noted that there are examples of other outbuildings located to the front of properties in the immediate vicinity. In addition, the property is sited away from the main highway and therefore is not highly prominent when viewed from the public highway. Overall, the outbuilding is considered to be an acceptable addition within the context of its surroundings.

7.4 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) Proposed use

7.5 The proposed use for the outbuilding would be to run a beauty salon business from the premises. The applicant has provided a 'Proposed use statement' confirming the types of treatments that would be undertaken which include massage, nail and brow, skincare and waxing treatments. The business would be operated by the applicant as the sole employee who would see clients on a one to one basis with hours proposed 0900 hours to 1800 hours Monday to Friday and hours for Saturday have been suggested to include 0900 hours to 1200 hours.

7.6 The applicant has confirmed that the treatments and general business use would not generate unacceptable noise levels. Environmental Health have been consulted in this regard and they have not objected to the proposal in regard to potential pollution issues .

(iv) Effect on neighbouring properties

7.7 The area is residential in character, and the salon would be located within close proximity of adjacent residential properties. To the west of the application site is the adjoining property, no 147 Cherry Tree Avenue. This property also has an outbuilding to the front of the dwelling. To the east of the application site is no 151 Cherry Tree Avenue. The outbuilding is already in place and has been for some time. It is located forward of the host dwelling and is not considered to result in harmful overshadowing or overlooking to neighbouring properties. In regard to the proposed business use, whilst it is noted that there would be an increase in activity with the comings and goings of clients, this would be within acceptable working hours of the day, with the first hour of operation proposed being 9am. The proposed treatments are not considered to result in unacceptable noise levels. A temporary consent will be applied to this proposal, and should there be any noise issues then this could be considered if a permanent consent is proposed in the future.

7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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) Biodiversity Net Gain (BNG)

7.9 There are no biodiversity or geological conservation features on the site or in the immediate vicinity that would be affected by the proposed development. As the proposal relates to the change of use of an existing outbuilding for business purposes and does not involve the creation of new floorspace or land take beyond the existing curtilage, it falls within the exemptions set out under the Environment Act 2021 and associated regulations. Accordingly, the development is not required to deliver Biodiversity Net Gain.

(vi) Parking

7.10 The applicant has confirmed that there is no on-site parking to serve the patrons of the business and therefore they would rely on on street parking when visiting the premises. The applicant has supplied a Parking Survey with Cherry Tree Avenue and surrounding streets surveyed on different days and at different times on those days. The survey shows that there are parking spaces available at those times however it is noted that parking along Cherry Tree Avenue is becoming increasingly busy. A temporary consent will be granted in this instance whereby if the proposal were to directly result in harmful parking issues, then this would be reviewed should a permanent proposal be forthcoming.

(vii) Flood risk

7.11 The site is not located within a Flood Zone.

8 Conclusions

8.1 The proposed development is acceptable in principle, and its design and siting are considered appropriate in relation to the character of the area. The impact on neighbouring properties would be limited and within acceptable parameters. However, given the potential for parking issues to arise, it is recommended that planning permission be granted on a temporary basis to allow the Local Planning Authority to monitor the situation and review the impacts should a permanent proposal be submitted in the future.

9. RECOMMENDATION:

That the Development Manager be authorised to GRANT TEMPORARY PERMISSION for application AP/25/00625

Conditions :

1. This permission for use of the outbuilding as a salon shall be for a limited period expiring 12 months from the date of this permission, on or before which date the use of the

outbuilding in use as a salon shall be discontinued permanently and its use shall revert to purposes incidental to the enjoyment of the dwellinghouse (149 Cherry Tree Avenue) only, unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: To enable the Local Planning Authority to review the highways impacts of the use within the residential area and 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.

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

Block plan uploaded on the 4/8/25

Location plan uploaded on the 4/8/25

Daily work noise report uploaded on the 15/07/2025

Parking plan uploaded on the 15/7/2025

Parking Survey uploaded on the 15/07/2025

Proposed shed dimensions uploaded on the 15/07/2025

Proposed use statement uploaded on the 15/07/2025

Reason: To ensure provision of a satisfactory development.

3. This permission for use of the outbuilding in use a salon shall endure for the benefit of Mrs S Rogers only whilst resident at 149 Cherry Tree Avenue and shall not endure for the benefit of the land, and the use hereby permitted shall be discontinued on the date when Mrs S Rogers ceases to reside at 149 Cherry Tree Avenue.

Reason: To ensure that the business operates as set out in the application in the interests of the residential amenities of adjacent properties and in association with the occupation of 149 Cherry Tree Avenue, 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. The use of the outbuilding authorised by this permission shall comprise use as a salon only, as set out in the supporting statement submitted with this application. No other uses within the same Use Class shall take place on the site.

Reason: Having regard to the particular circumstances of the case where the location is residential in character and has the potential to result in neighbour amenity and traffic issues, and 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 salon hereby permitted shall only be open for trade or business on the following days and hours: **Monday – Friday: 0900 hrs - 1800 hrs Saturday 0900 hours – 1200 hours**

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. Each salon 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; or 2 clients if they arrive together via shared transport.
- (ii) There shall be a maximum of one member of staff - Mrs S Rogers
- (iii) A detailed register of appointments shall be kept and made available for inspection by the Local Planning Authority upon request.
- (iv) A time period of 20 minutes shall be retained between the end of one appointment and the beginning of the next .
- (v) The final appointment of the day will finish no later than 1800 hours on a week day or 1200 hours on a Saturday

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.

7. 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.

Informatives :

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

You sought and were provided with pre-application advice,

You were updated about issues after the initial site visit.