DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H01-1228-18	**Applicant:**	Mr T Hicks
Proposal:	Change of use of part of ground floor of garage into hairdressing salon and part of first floor of garage into beauty room.		
Location:	104 Barrier Bank Cowbit Spalding		
Terminal Date:	8th February 2019		

Planning Policies

Local Plan July 2016:

SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 6. Building a strong, competitive economy
Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
SHDC INTERNAL	0	0	0	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

This is a planning application that seeks permission for change of use of part of ground floor of garage into hairdressing salon and part of first floor of garage into beauty room at 104 Barrier Bank,

Cowbit, Spalding.

The area is predominantly residential although there are some local shops/business and community services. A local convenience store is adjacent to west. Cowbit St Mary's Endowed Church of England Primary School and Cowbit Village Hall are respectively 125 metres and 160 metres down the road.

The site extends on a nearly 40 metre long slope slightly downwards from the edge of Barrier Bank. The two-storey dwelling is to west and the garage to east. The outbuilding is approximately 6 metres away from the front boundary whereas the house is set back 6 metres further. There is spacious front and rear drive for car parking and turning/manoeuvring. A driveway runs near the eastern boundary which leads to vast land of the curtilage.

Principle of development

The site location is within the defined settlement limits under South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). Two bus stops (No. 37) are just off the primary school and would provide public transport to customers from/to Spalding and Peterborough and other villages between both destinations.

Para 84 of National Planning Policy Framework established that "local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport". It is also encouraged "the use of previously developed land, and sites that are physically well-related to existing settlements".

In light of the site features, the principle of development to grant permission for proposed change of use would be acceptable unless material considerations indicate otherwise against local and national planning policies.

Design and layout

The application does not propose any external alterations to the garage and therefore the visual appearance of the building would not change.

The garage is two-storey. The front part of ground floor and first-floor dormer space is used for store whereas garage space is solely at the rear of ground floor. A stairs provides access between both storeys.

The proposal would consist of converting the ground-floor front part into hairdressing salon and first-floor front part into beauty room. The application form states that the amount of total internal floor space would be 49.83 sq. metres. It has been calculated from the submitted plans that approximately 30 sq. metres would be converted to salon/beauty use. Therefore, the scale of the intended local business is modest and appropriate to the building as it stands.

Impact upon the amenity

The building to convert is in close proximity to eastern side boundary with residential property at No. 106. However, the front elevation of this adjacent house falls beyond the rear of the property.

This application needs to be read in conjunction with planning application ref. H01-0050-17 which was approved to allow garage to be used for commercial purposes. Such garage is located behind the residential plot of the applicant's house. The driveway that runs to side of the garage to convert provide access to this approved outbuilding.

The officer's report of H01-0050-17 states that the structure is "used for the storage of marquees including canvases and aluminium framing" and "the applicant is the sole proprietor and does not employ site based staff". Therefore, the scale of that commercial use at the back of the curtilage is as modest as the intended one in this planning application.

The applicant stated that the working times for both services would be Monday to Friday from 9.30am to 5pm and Saturdays from 9am to 6pm. The applicant's partner would run the hairdressing service and would work out of the property twice a week as a self-employee . A colleague would run the beauty service so both workers would be sometimes working at the same time in the outbuilding. If customer visits are scheduled through appointment, the running of the local

businesswould not create an unacceptable impact upon the property given the employee shifts and opening times

The total number of vehicles and customers entering and egressing the site would not be excessive, thus the resulting noise and disturbance would not be such to grant refusal of the proposed change of use.

Highway issues

The application form states that 7 car parking spaces are available on site. No increase is anticipated. The front and rear drive is laid in gravel with no road marks to delimit each parking space. However, the space is fairly wide to accommodate such number of vehicles and to not block or hinder the movement of any vehicles from and to the marquee storage at the rear of the curtilage.

Representations

SHDC Environmental Protection
No objection.

Cowbit Parish Council
No objection.

County Highways and Lead Local Flood Authority
No objection. No conditions.

Residents
One neighbour has no objection to the proposal but expressed some concerns about on-street parking if the change of use was allowed. The statutory consultee with regards to highways issues has made no comment on these terms and plenty of space is available for off-street parking. Therefore, the resident concerns have been accordingly addressed through the assessment.

Conclusions and Recommendation

In light of considerations above, the proposed development is in accordance with Policy SG14 and SG17 of South Holland Local Plan (2006) as well as Section 6 and 12 of National Planning Policy Framework (2018).

It is therefore recommended to approve this planning application via delegated decision.