DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0020-19**	**Applicant:**	**Mrs K E Taylor**
Proposal:	Convert existing salon back into residential accommodation and conversion of garage into salon and siting of temporary storage unit		
Location:	7 Church Walk Pinchbeck Spalding		
Terminal Date:	20th March 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 2, 4, 5, 9, 12, 14, 15, 16

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	1	1
OTHER STATUTORY BODIES	0	0	1	0

RESIDENTS	2	0	1	0

CASE OFFICER ASSESSMENT

Proposal

Convert existing salon back into residential accommodation and conversion of garage into salon and siting of temporary storage unit.

The ground floor of the main existing building on site, 7 Church Walk, has been in use as a hairdressers for a number of years.

The proposal is to return the ground floor of this building back to its former use as part of the dwelling and to use the existing garage building as a hairdressers, thereby retaining the existing business use on the site.

The overall space available on site remains the same but with the domestic/commercial ratios altered.

A 20' x 8' storage container is required on site for 18 months maximum to allow the owner to 'decant' between the two buildings as the work takes place.

Description

The site comprises a hairdressers/residential accommodation and garage with a large parking area.

The parking area is partially shared with the doctors surgery adjacent which has some parking rights.

The site is in a predominantly residential area.

The site is within the Pinchbeck Conservation Area.

The site lies within Flood Zone 3 of the Environment Agency's Flood Maps, and the 2115 SELSFRA indicates a flood risk depth of 0.25m - 0.5m,but there is no new additional residential units just re-use of existing space, there is no reason to refuse permission on flood risk grounds.

Policies/Constraints

South East Lincolnshire Local Plan March 2019.

Representations

Pinchbeck Parish Council - Support

LCC Highways/SUDs - Does not wish to restrict the grant of planning permission.

LCC Historic Environment Officer
Comments - no archaeological impact.

SHDC Environmental Health - No Objection.

SHDC Environmental Protection - No Comment.

Public - Four Objections have been received from local residents (these appear to all be from the same residential property) (partially summarised):

- The proposed plans show that there will be no toilet facilities in the new building. If refreshments are offered at the salon toilets must be available but the are none. The only toilet on the plan remains in the house. In which case if this is still going to be used by clients this should be rated also. You can't separate a business and then say, there is still areas of the house id still like to use. Therefore object on grounds that
1. The new salon is not big enough to accommodate the footprint and services the salon currently has so not only will the salon be used but the house will not be fully residential as the toilets will still be used for business purposes.
2. also object on grounds of parking, or rather lack of it.
3. Noise disturbance should the salon wish to open on Sundays and bank hols. This is a residential area, not commercial.

The recent surgery, on the same site was refused on grounds of a planning inspector ruled that "the effect of the proposed development on the living conditions of existing occupiers" of homes in Church Walk would be "increased disturbance and inconvenience" due to a shortage of parking spaces.

The salon wishes to extend opening hours to include bank holidays and Sundays no peace from the chaos of vehicles coming onto church walk which is a singular access road, near misses, People pulling out blindly and the increase in traffic will only add to this. There is also a nursery school to consider and the impact this will have on their safety! As parents and children use Church Walk daily. Hence 'walk' not a commercial high st.
loss of privacy
loss of light
take away from the 6 parking spaces the proprietor claims to have ownership of. (Which reiterate are shared with the surgery) have photos of the current parking situation available to submit including taxis and cars blocking the road to pick up and drop clients of the salon on days when the surgery is closed.
also question additional noise in terms of whether the garage will be thoroughly sound proofed given that it looks a single skin building , additional noise from container access, parking congestion and general business.
Blocking of accesses by parked cars.
Church Walk is a conservation area and a 1 lane roadway. It is not a commercial area.

Object to the planning on 3 main areas.
The occupier claims to have sole ownership over 6 car parking spaces however, a recent application by the surgery on the adjoining site gave evidence of having right of access and parking rights over the land. The carparking situation on this site is already untenable so to remove a garage and then reduce the parking further with the addition of temporary, large 20ftx8ft shipping container on an already struggling space is unthinkable.
Issues with the salons customers parking awkwardly.
The salon has always been a small homebased operation, however, moving the business from the house to external gives the opportunity for the business to be extended, sold, leased and no guarantees that it well continue to remain a one person business. More employees equals more customers equals more cars. Highlight again the situation with the parking. This is not a commercial area, but a conservation area.
Finally, believe the longer term plan is for the occupier to turn the house into flats and have the salon as a seperate concern. This planning is in preparation for that.

Material Planning Considerations

The main issues in this case are:
- Principle - Whether the proposal would be a sustainable form of development taking into consideration economic, social and environmental factors, including its effect upon the setting of Pinchbeck Conservation Area.
- The likely impact upon the amenity of nearby residents;
- Highway safety and parking;
- Heritage (Pinchbeck Conservation Area);
- Flood Risk.

Officer Assessment

Principle

The site is located within the settlement boundary for Pinchbeck where development is allowed subject to compliance with Policy.

The proposed development does not introduce a 'new' use but rather it alters the arrangements on site to allow full residential use of the house with the business use moved into the garage.

Amenity

The mixed use on site of residential and hairdressers would be a continuation of the existing use of the site and there would not be any material additional impacts likely from these proposals.

The house is already largely residential and with the garage being single storey there would not be likely to be any additional or materially harmful loss of privacy over and above the existing situation, or overlooking and there is no new built form to cause overshadowing. With the garage being single storey any neighbouring properties should not experience any unacceptable overlooking/privacy issues to the existing, a certain element of inter-visibility between properties in a built up environment such as this is normal.

Highways

There is no objection from Highways (LCC) and there is satisfactory levels of parking available for the site.

Heritage

There is no new built form and, with the exception of the temporary storage container, no material impacts upon the Conservation Area will occur. The temporary storage container will be a minor detraction but will be much less than a substantial harm and is acceptable.

Flood Risk

The site lies within Flood Zone 3 of the Environment Agency's Flood Maps, and the 2115 SELSFRA indicates a flood risk depth of 0.25m - 0.5m,but there is no new additional residential units just re-use of existing space, there is no reason to refuse permission on flood risk grounds.

Conclusion

The proposed development is acceptable in all regards and is recommended for APPROVAL.