

APPLICATION NO	PA/2022/832
APPLICANT	Ms Agnieszka Czajkowska
DEVELOPMENT	Planning permission for the part change of use of existing dwelling to part dwelling part hairdresser salon (sui generis)
LOCATION	24 Parkin Road, Bottesford, DN17 2QT
PARISH	Bottesford
WARD	Bottesford
CASE OFFICER	Deborah Oikeh
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Bottesford Town Council Member 'call in' (Cllr Margaret Armiger – insufficient grounds for change of use)

POLICIES

National Planning Policy Framework: Sections 6 & 12 (Building a strong and competitive economy & achieving well-designed places)

North Lincolnshire Local Plan: DS1, DS4, T2, T19

North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5

CONSULTATIONS

Highways: No objections or comments.

Drainage (Lead Local Flood Authority): No objection or comments.

Environmental Protection: No objections but recommend a noise condition.

TOWN COUNCIL

'Several comments have been received from Councillors at Bottesford Town Council concerning this application. The overall feeling is Parkin Road is within a residential area and homes should not be converted into commercial businesses. The Bottesford Ward Councillors have called this in to North Lincolnshire Council planning dept. Parking issues were raised due to the narrow residential street of Parkin Rd.'

PUBLICITY

Advertised by site notice – no comments received.

ASSESSMENT

Planning history

None.

Site constraints

The site is within the development boundary of the Scunthorpe and Bottesford Urban Area according to the Housing & Employment Land Allocations DPD (HELADPD) 2016.

The site is within SFRA flood zone 1.

Site characteristics

The application site comprises the main dwelling (two-storey house), the parking area to the frontage, and the garage and garden to the rear of the site – the proposed location for the salon. The site is mostly residential, within the development boundary of the settlement and in flood zone 1.

Proposal

The application seeks consent to change the use of the garage in the rear garden into a hair salon that serves, at the most, 3 clients each day. The applicant confirms in the planning statement that clients are occasionally invited to the house for styling but she now seeks to regularise the use of part of the dwelling as a salon.

Main considerations

- **principle of development**
- **impact upon residential amenity**
- **impact upon character and appearance**
- **impact upon access and parking**
- **flood risk and drainage.**

Principle of development

Policy CS1 is concerned with the overall spatial strategy for North Lincolnshire. It states, 'Scunthorpe will be the focus for the majority of new development and growth, including housing, employment, retail, sustainable transport links, and higher order services and facilities to serve North Lincolnshire.

Furthermore, policy CS2 sets out a sequential approach to development in respect of land types. In supporting the delivery of the spatial strategy set out in policy CS1, as well as determining how future development needs will be met in North Lincolnshire, a sequential approach should be adopted. Development should be focused on: previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions.

Policy CS3 states, 'Development limits will be applied to the Scunthorpe urban area, the market towns and rural settlements giving consideration to the capacity, character and existing development patterns.'

Policy DS4 (Changes of Use in Residential Areas) sets out that within residential areas, favourable consideration will be given to proposals for a change of use from residential to other uses. This is provided that the development will not adversely affect residential amenity by virtue of noise, vibration, traffic generation, reduction in road safety, odorous emissions (by way of dust, smell, fumes, smoke, soot, ash or grit) or other adverse environmental conditions.

Therefore, whether the proposed change of use within the site to allow for a salon that is attached to the dwelling is acceptable is largely dependent on whether the use will have an acceptable impact on the amenity of neighbouring uses, and if suitable parking arrangements are proposed.

In this case, the site is within the development limit of Scunthorpe and in an urban area, and as such there is no objection in principle.

Impact upon residential amenity

Policy DS1 is partly concerned with impacts upon residential amenity. It states, '...No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.'

Policy DS4 (Changes of Use in Residential Areas) sets out that within residential areas, favourable consideration will be given to proposals for a change of use from residential to other uses. This is provided that the development will not adversely affect residential amenity by virtue of noise, vibration, traffic generation, reduction in road safety, odorous emissions (by way of dust, smell, fumes, smoke, soot, ash or grit) or other adverse environmental conditions.

Whilst the proposal is adjacent to the adjoining neighbour's garage, the neighbour's garage is not a habitable space. The host garage is a single-storey structure to the rear with appropriate fenestration that looks away from the neighbouring site. It is therefore considered that the proposal will not result in unacceptable overbearing, overlooking or overshadowing impacts. In terms of noise and odour, according to the planning statement, the applicant aims to attend to 2–3 clients a day as each appointment lasts for 2–3 hours. So, at any given time there will only be one client within the premises. Any potential noise impact will therefore be no greater than at present. It is not considered that the proposal will create any significant noise or pollution impacts such that it would adversely affect the residential amenities of adjoining and surrounding neighbours.

The Environmental Protection team has been consulted and has no objections but recommends a condition restricting the service hours to 9.30am to 6pm Tuesday to Saturday. This will be attached to any permission granted.

Subject to these conditions it is not considered that there would be a significant impact upon the amenity of the neighbouring property to warrant resistance of the proposal on these grounds. The proposal is therefore considered to be in accordance in this regard with policies DS4 and DS1.

Impact upon character and appearance

Policies DS1 and CS5 (Delivering Quality Design in North Lincolnshire) are concerned with visual amenity.

Policy DS4 allows for proposals for a change of use from residential to other uses in residential areas provided that the development will not adversely affect the appearance and character of the residential area.

Parkin Road is mostly residential; however, as one approaches Keddington Road, around 1–2 minutes' walk from the host property, a mixed development of both residential and businesses can be observed, including The Black Beauty public house, fish and chip shop, hot food takeaway and another convenience store. The proposal will be to the rear of the dwelling – a single-storey structure with no significant changes to the external appearance. There will be no increase in the number of openings or the overall scale of the outbuilding. Additionally, the applicant does not intend to put any signage to the frontage of the house, neither will the proposed salon be seen from public view given its location. It is therefore considered that the proposal will not detract from the residential character of the dwelling. As such the proposal is not considered to be contrary in this regard to the requirements of policies DS4 and CS5.

Impact upon access and parking

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 of the local plan is concerned with parking provision as well as general safety. Both are considered relevant, as is policy DS4.

Access to the site will be via Parkin Road. The site benefits from 2 off-street car parking spaces, providing 1 space each for the applicant and a client at any one time. Given that the service will only be provided to any client by appointment which takes 2–3 hours and only 1 client can be attended to at a time, it is considered that the on-site parking provision will be sufficient. As such it is considered appropriate to secure this by condition to ensure the comings and goings to the property are kept at an appropriate level. It is considered that this condition and the condition recommended by Environmental Protection are restrictive enough and protective of the council's interest.

The council's Highways team has reviewed the application and has no objection. It is considered, subject to conditions that the proposal would be in accordance with policies T2, T19 and DS4.

Drainage and flood risk

Policy CS19 of the Core Strategy is concerned with flood risk, whilst DS14 and DS16 of the local plan are concerned with flood risk, drainage and foul water. Policy CS19 in particular states, 'The council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere.'

The proposed site is within SFRA flood zone 1 and is therefore a suitable location for development. The LLFA drainage team has been consulted and has no objections or comments. It is therefore assessed that the proposal accords with policies DS14 and DS16 of the local plan and CS19 of the Core Strategy.

Conclusion

This proposal is for the change of use of part of the dwelling to a salon. The site is set within the development boundary of Bottesford within flood zone 1. The site is occasionally utilised for the proposed use as confirmed in the planning statement. The regularisation of this use will benefit the applicant as well as protecting the interests of the council. Section 6, paragraph 81 of the NPPF encourages 'planning policies and decisions to help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'. It is considered that the recommended planning conditions are restrictive enough and protective of the residential amenity of Parkin Road and its surroundings. This proposal is therefore recommended for approval.

RECOMMENDATION **Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

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

- Location and block plan 24PR_BS_LP
- Existing and proposed elevation 24PR_BS_010
- Floor plan 24PR_BS_10_22.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The hours of opening shall be restricted to:

- Tuesday to Saturday 9.30am to 6pm.

Collections and deliveries shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

Visits to the salon shall be by appointment only and a maximum of three customers shall use the premises per day.

Reason

To regulate and control the use on the site which is in a residential area and to protect the amenity of neighbours in accordance with policies DS1 and DS4 of the North Lincolnshire Local Plan.

Informative

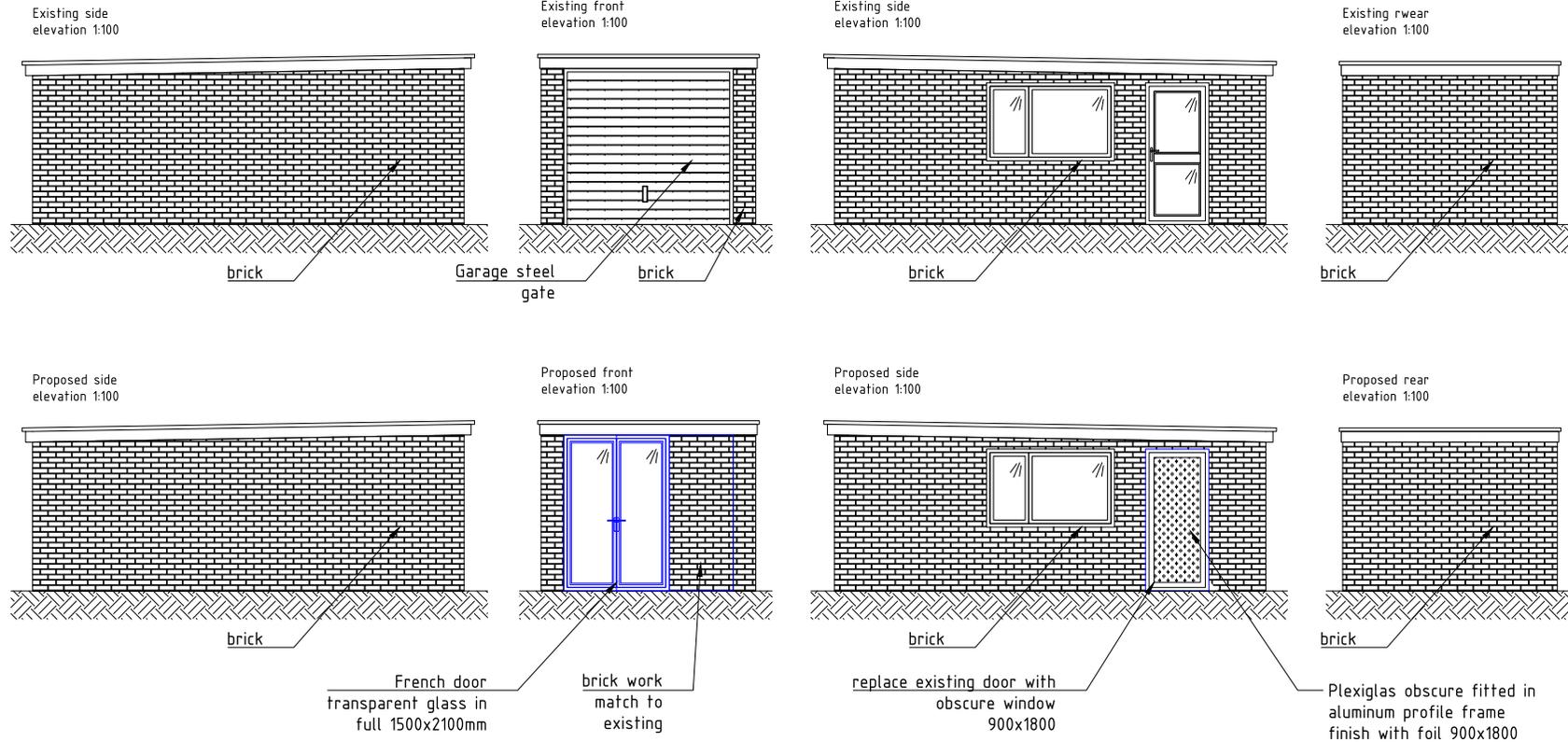
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



**North
Lincolnshire
Council**

PA/2022/832

PA/2022/832 Existing and proposed elevations(not to scale)



DRAWING DESCRIPTION:	EXISTING and PROPOSED ELEVATION
SITE:	24 Parkin Road Scamthorpe DN17 2QT
CLIENT:	Ms. Agnieszka Czajkowska
DATE: 1/04/2022	DWG NO: 24PR_BS_010
SCALE: 1:100 (as noted @A3)	DRAW: T.Z
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