

APPLICATION NO	PA/2021/1287
APPLICANT	Mrs Pauline Antcliff
DEVELOPMENT	Planning permission to retain change of use of garage to home hairdressing salon
LOCATION	46 High Leys Road, Bottesford, DN17 2QA
PARISH	Bottesford
WARD	Bottesford
CASE OFFICER	Kevin Robinson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Janet Longcake – significant public interest)

POLICIES

National Planning Policy Framework: Section 12

North Lincolnshire Local Plan: DS1, DS4, DS5, T2 and T19

North Lincolnshire Core Strategy: CS1, CS2 and CS5

CONSULTATIONS

Highways: No comments or objections.

Drainage (Lead Local Flood Authority): No objections.

Environmental Protection: No objections subject to a condition restricting hours of operation. The request initially set the hours as 9am to 6pm Monday to Friday and 9am to 4pm on Saturdays, with the hairdressing salon to remain closed on Sundays and public/bank holidays. Further to a request for opening until 7pm on weekdays the Environmental Protection Officers have confirmed that 9am to 7pm Monday to Friday would be acceptable with Saturdays to remain 9am to 4pm.

TOWN COUNCIL

Objects to the proposal on the grounds that it would be a retail business operating in a residential area. Advise they have received a number of complaints about the operations. Question whether building regulations have been breached and that the proposal is a danger to the occupants at number 44.

PUBLICITY

Advertised by site notice. Objections have been received from a neighbouring property on the following grounds:

- visual impacts of the works to the garage roof
- fire hazard from electrical equipment, chemicals stored and use – question whether appropriate fire breaks have been installed
- impacts of noise to adjoining neighbour – use of hairdryers and conversations
- hours of use from early morning to early evening
- impact of clients arriving on views into neighbouring property
- application advises works undertaken was initially for elderly care
- impact on property prices
- is this the start of the next parade of shops?

One letter of support has been received from a neighbour advising that the proposal has not caused any highway impacts to them and that they have not been disturbed by the activities.

ASSESSMENT

The site is located at 46 High Leys Road in Bottesford. The property in question is a linked detached dwelling connected to number 44 by garages to each property. Retrospective planning permission is sought to retain the change of use of the garage, converted initially to provide living accommodation, for use as a hairdresser's (Use Class E).

The locality comprises a variety of residential properties with a primary school to the north-east and a local park to the west of the property.

Comments received relating to the use as a hairdresser's occurring straight from the garage use are noted. However, in planning terms, there is no material change of use from a garage to habitable accommodation. These comments can therefore be given no material weight in considering the proposal as made.

The applicant has advised that the intention is to operate as an individual hairdresser and that the operation would run on an appointments only basis.

Policy DS4 of the local plan (Changes of use in residential areas) allows for changes of use subject to consideration of its impacts. **The key issues in considering this proposal are therefore considered to be:**

- **the impacts upon the character of the area;**
- **the impacts upon residential amenity;**
- **highway safety; and**
- **other considerations.**

Impacts upon the character of the area

In respect of character, policy DS4 is relevant and states that within residential areas favourable consideration will be given to proposals for a change of use from residential to other uses, provided that the development will not adversely affect the appearance and character of a residential area... Policy CS5 of the Core Strategy is also concerned with visual amenity.

In this regard the proposal is noted as a change of use from residential. Notwithstanding this the garage has been altered as part of the works for its conversion to provide additional habitable accommodation to the dwelling. The resulting garage is stepped up approximately 300mm at the front weatherboard. The frontage of the property has also been laid to hardstanding. The alterations are not considered to significantly alter the appearance of the property as a residential dwelling or to be in material conflict with the character of the wider locality. As such the proposal is not considered to be contrary in this regard with the requirements of policies DS4 and CS5.

Impacts upon residential amenity

With regard to amenity, policy DS4 is again relevant and states that within residential areas favourable consideration will be given to proposals for a change of use from residential to other uses, provided that the development will not adversely affect the...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.

In this regard the proposal is for a hairdresser's operating as a single practitioner running on appointments only. Comments received from the neighbour regarding the use operating from the early morning to evening are noted, as are those relating to the use of electrical equipment. It is considered that the condition requested by the Environmental Protection Officer to control hours of operation would serve to ensure that there would not be significant effects. Comments regarding the access to the hairdresser's being adjacent to the side living room window of the neighbouring property are noted. It is considered that a condition requiring a close-boarded fence to a height of 1.8m from adjacent ground level, running to level with the front (principal) elevation of the dwelling, would serve to preclude impacts of such instances. Such a fence would fall within permitted development limits and can be controlled to be retained for the lifetime of the development.

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.

Highway safety

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

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.

Other considerations

Comments have been raised relating to fire safety and the requirement for building regulations approval. The control of these elements falls within the building regulations process and is not a planning consideration.

RECOMMENDATION Grant permission subject to the following conditions:

1.
Hours of operation shall be limited to:

- 9am to 7pm Monday to Friday; and
- 9am to 4pm on Saturdays.

The hairdressing salon shall remain closed on Sundays and public/bank holidays.

No electrical equipment shall be operated or deliveries received outside of the operating hours outlined above.

Reason

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

2.

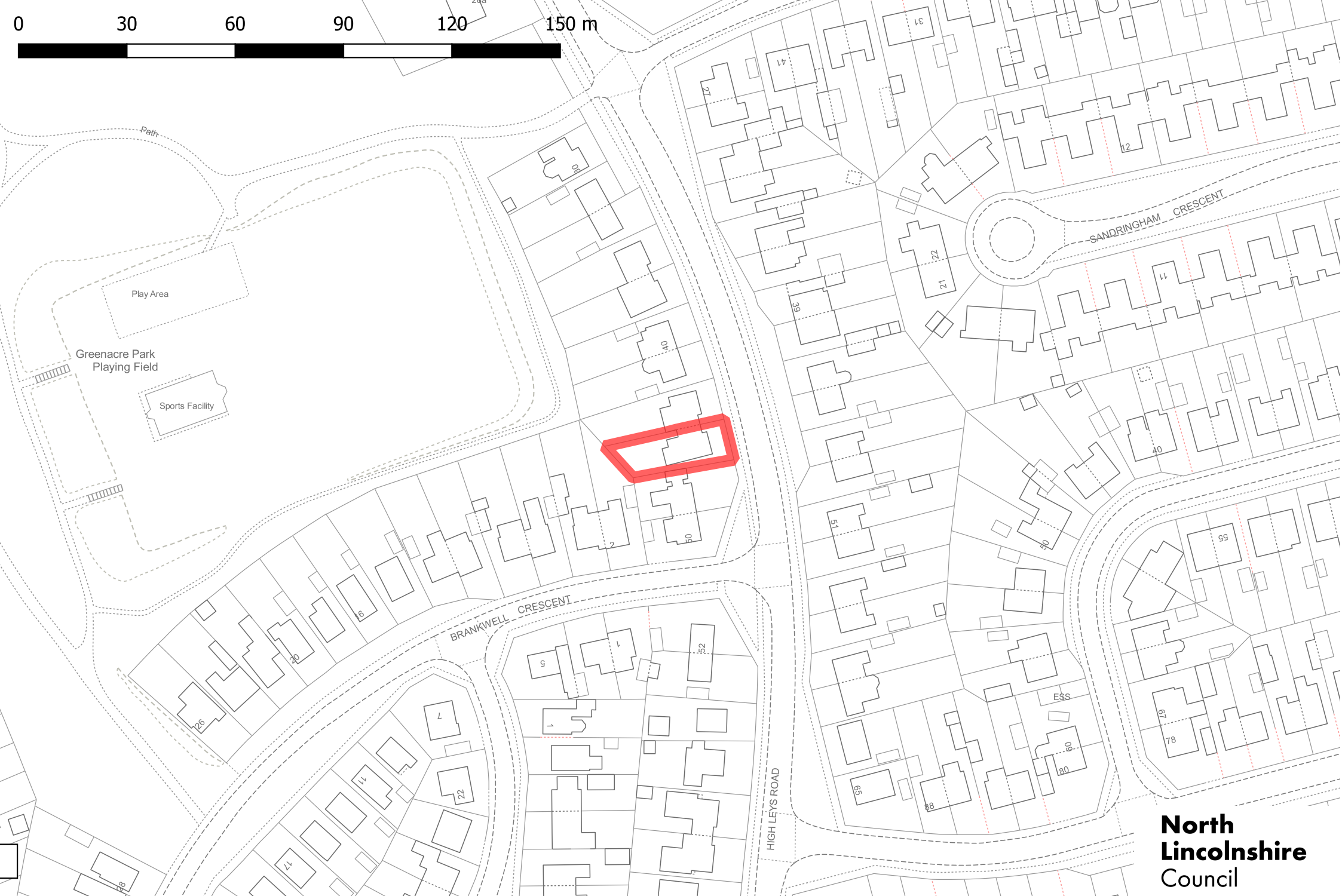
Within two months of the date of this permission, a close-boarded fence to a height of 1.8m from the adjacent ground level shall be erected from the front of the converted garage/hairdresser's to level with the principal elevation of the dwellings. Once erected, the fence shall be maintained and retained for the life of the development hereby approved.

Reason

In the interest of residential amenity in accordance with policy DS4 of the North Lincolnshire Local Plan.

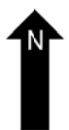
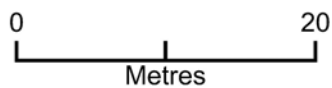
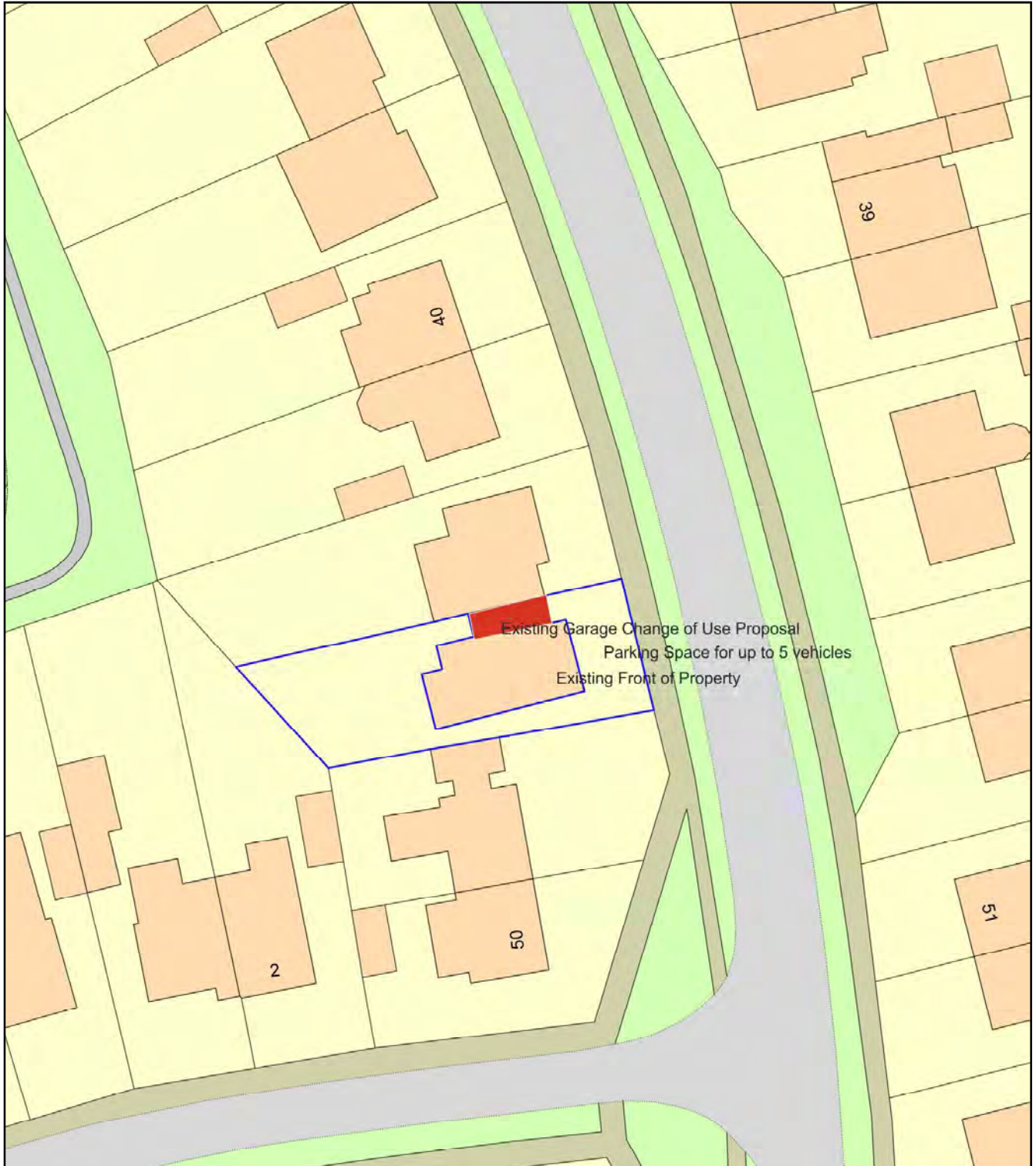
Informative

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**

Site/Block Plan - Antcliff, 46 High Leys Road



Plan Produced for: Pauline Atnciff

Date Produced: 10 Jul 2021

Plan Reference Number: TQRQM21191120755342

Scale: 1:500 @ A4

Antcliff, 46 High Leys Road – House Photos



Former garage and intended room to use for home hairdressing

Access and Parking – 4-5 vehicles possible at any one time

Further drive access already in situ

Future intention to request curb drop which will not affect bus stop location – this intention is in line with residential use not change of use proposal

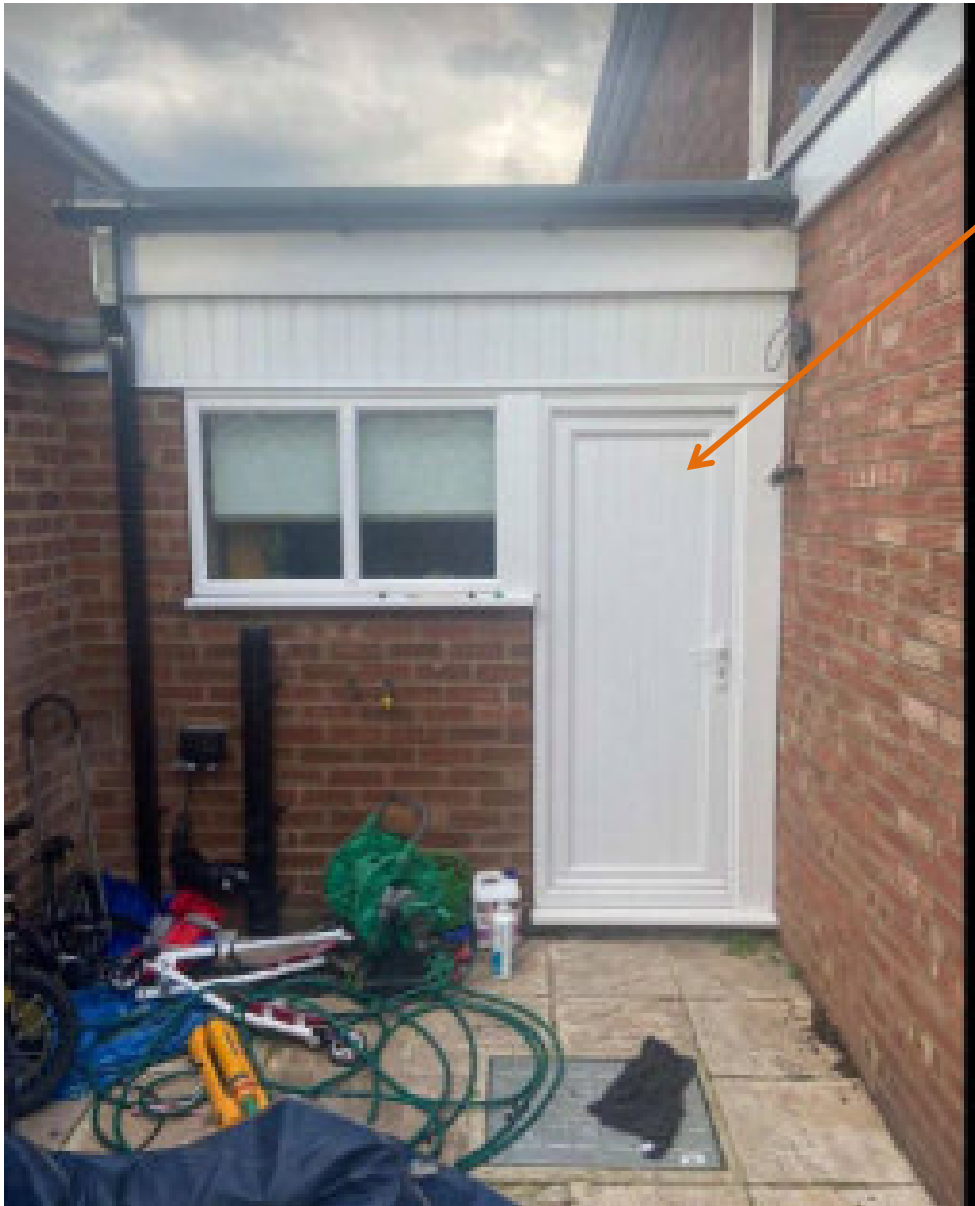
Existing living room within house

Neighbour garage – used as garage/storage

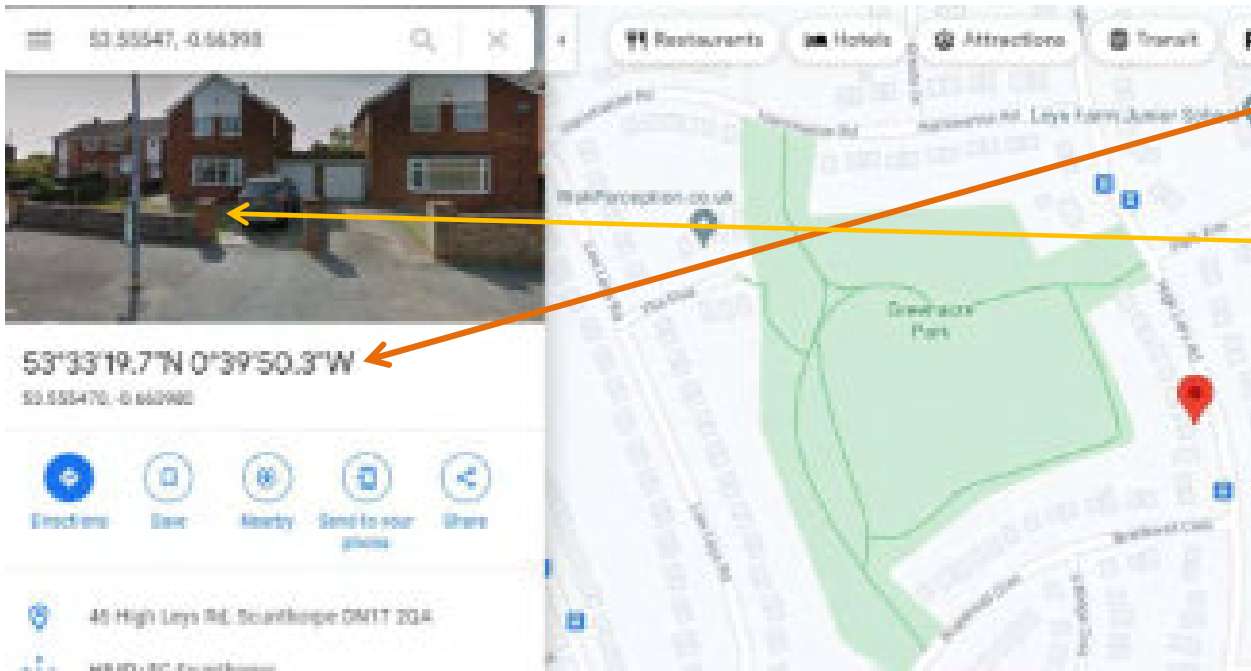


Former garagewith room conversion
– intend to useto support with home
hairdressingto support continuation
of living and caring arrangement for
elderly dementia relative.

Frontage in keeping with properties,
no plans to change.

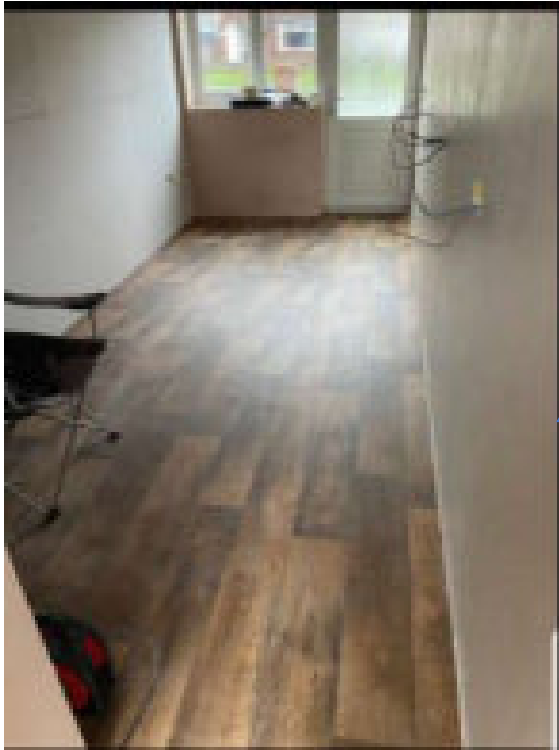


Rear of former garage, picture shows part of backyard of property. Garage adjoins to house but there is no through access. Also adjoins to neighbour's garage. Room fully insulated and sound proofed as part of conversion in line with building regulations advised on inspections. Building Regulation Ref: PR51009040



Google maps co-ordinates for 46 High Leys Road, Scunthorpe, DN172QA

Previous drive – now tar mac and wall removed to enable up to 4/5 parking spaces at any one time



Internal picture of former garage converted for additional living space.

Initially intended to use for additional room for children/adults after taking on full time caring for elderly relative.

