Expiry: 16/9

Development Management - Delegated Officer Report

Application Number: AWDM/0927/24 Recommendation – Grant

Site: 48 Fetherston Road, Lancing

Proposal: Proposed outbuilding in the rear garden for use as a beauty salon.

Date of site visit: 11/9

Neighbours checked: Y – 54 Fetherston Road

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached inter war house on the south side of Fetherston Road. The road runs parallel with the A27 to the north.

The site is not in a conservation area and is not listed. There are no protected trees on the site.

The frontage is in the process of being surfaced to provide two car parking spaces. Access to the rear garden is down the east side of the house. The rear garden is bounded on three sides by other houses gardens, 46, 50, 52 and 54 Fetherston Road as well as 50 and 52 Grover Avenue.

The base for an outbuilding has been laid. The application has been revised since first submitted. A beauty clinic is still proposed but in a smaller building with a single treatment room only and a WC. The proposed outbuilding is 3.3 metres in height and runs parallel to the back boundary and is 8 metres wide and 3.5 metres in depth.

The applicant's tenant is the intended sole practitioner as confirmed by email dated 11/9/24. Proposed opening hours are:

Tues - 10-6
Wed - 10-2
Thurs - 10-6
Fri - 10-6
Sat - 10-4

Clients will be seen for between 30 minutes and 1 hour typically, by appointment only, with a minimum of 15 minutes between appointments for cleaning purposes. Acrylic nails will not be offered. The types of treatments offered include:

Microdermabrasion
Hydra Facial
Luxury Spa Facials

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Luxury Spa Massage
Chemical Peels (mild)
Brow shaping and tinting
Lash extensions and enhancements
Dermaplaning
Makeup lessons
Aesthetics

Machinery used would be:
Hydra Facial, LED light, Autoclave and Microdermabrasion.

Clients will enter the clinic through the side gate, not though the house.

Relevant Planning History

L/103/93 – First floor rear extension. Refused.

L/17/89 – Single storey rear extension. Granted.

Consultations

Health: Thank you for the confirmation that acrylic nails will not be offered as a service. I can confirm that we raise no objection to the above application. If the applicant were to change her mind regarding acrylic nails then we would recommend a small ventaxia in the room to help remove the fumes.

Highways: No objection.

'The proposal site is accessed via Fetherston Road, a D classified road subject to 30mph speed restrictions and on street parking.

Considering the scale of the proposed treatment rooms and there being only a single part time member of staff, the LHA does not anticipate that the proposed use would give rise to a significant material intensification of movements to or from the site.

The application form states that there is no existing parking provision for the property although it appears from local mapping that the existing property may benefit from frontage parking. However, parking for clients would have to be accommodated on-street. Given the small scale of the proposed operation, the LHA does not anticipate that parking on-street in this location would lead to a highways safety concern or parking capacity issue.

There are opportunities for sustainable travel in the area, with local bus services available from Grover Avenue and Upper Boundstone Lane, as well as rail services from Lancing Station an 18min walk from the proposed site.'

WSP - Council's Drainage Consultant:

'No objection. The applicant should consider the use of SuDS within their drainage strategy, where possible, to provide run-off betterment.'

Lancing Parish: Supports the application.

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Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15, 34 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the principle of this business use in this residential area including its scale; effects on the amenities of neighbouring residential occupiers and the effect on the character of the area and any highway network impacts. The impact of the building itself on residential neighbours should also be considered.

Residential Amenity/Character

In the revised plan the proposed outbuilding is positioned 650mm off the east and south boundaries and 500mm off the west boundary. It replaces a shed that was in the south west corner of the rear garden. The garden is enclosed by typical panel fencing approximately 2 metres in height and 6 trees have recently been planted between the slab base and the fence.

Neighbours gardens are at least 8-9 metres deep and some have outbuildings at the end. It is not considered that the scale of the building will be harmful to neighbour amenity.

The revised proposal limiting the use to the resident of the house only, the types of treatments offered and the hours of use intended is sufficient to ensure no significant neighbour harm will occur and nor will it alter the general character of this residential area. A condition requiring only 1 client on site at any given time is also recommended.

Highways

There is parking in the frontage for two cars. Fetherston Road itself has no parking restrictions and was lightly parked at the time of the site visit. No highway related problems are anticipated.

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Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Occupier sole practitioner
4. 1 client only at any given time
5. Hours Tues-Fri 10-6, Sats 10-4, no Sundays or Bank Holidays
6. Procedures offered limited and to exclude acrylic nails

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 8/10
Authorised by:	Peter Barnett	Date: 8 October 2024