Development Control – Delegated Officer Report

Application Number: AWDM/1084/20 **Recommendation APPROVE**

Site: **106 West Way, Lancing, BN15 8NB**

Proposal: **Change of use of bedroom to beauty therapy treatment room**

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a gable end semi-detached dwelling with a rear dormer, situated on the north side of West Way which is a cul-de-sac.

The site is not within a Conservation Area and the property is not a Listed Building

Proposal

The application seeks permission to change the use of one room within the bungalow from a bedroom to a beauty therapy treatment room

Relevant Planning History:

AWDM/1146/19 Application for non-material amendment to previously approved AWDM/1163/13. Amendments: Gable end wall extended to finish flush with existing eaves; changes to window positions in rear dormer. **Approved 13.08.2019**

AWDM/1163/13 Side/rear garage extension and front dormers with hip to gable roof extension and rear dormer. **Approved 11.11.2013**

Consultations:

Environmental Health Private Sector Housing

No comments

Environmental Health

There are no adverse EH comments

WSCC Highways

"Access to the site is via a private road, and the nature of the proposal would not see a material increase of trips from the site. The beauty room appears to be able to accommodate only one client at a time. The LHA would not consider this an intensification over the existing practices of the site.

The LHA anticipate that the proposal would generate a 1 space parking provision. It appears that this provision could be accommodated on the existing hardstanding area of the property.

The LPA may wish to consider the amenity implications caused by a small increase in the on-street parking demand.

The applicant has proposed a NIL cycle parking provision, the LHA advises the LPA that if they deem cycle parking justifiable then the applicant should show this in the form of lockable covered storage.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para 109), and that there are no transport grounds to resist the proposal.

Representations:

Lancing Parish Council: No objections

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development for the change of use of the bedroom to beauty therapy.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Operation of Use

The proposal seeks to change the use of one room within the house from a bedroom to a beauty therapy room. The internal measurement of the room is some 2.9m x 2.5m, and is located directly to the right of the entrance door.

The applicant identifies within a plan that there will be little undertaken to the room in order to undertake the use, mainly the provision of a treatment bed.

The supporting statement identifies the hours of operation to be:-

- Tuesdays & Thursday:- 0930 to 1500 ~ then 1830 to 2100 ;
- Fridays:- 0930 to 1500; and
- Saturdays 0900 to 1400

The operation of the use will be:-

- There will be only one client at any time
- Approx. 20 – 30 clients per week
- Parking will take place across their personal driveway
- Treatments offered will include eyelash extension, eyebrow treatments, manicures, pedicures, massage and facial treatment

Visual & Residential Amenities

There will be no external change to the building, therefore it is unlikely that there will be any impact on the visual amenities of the neighbouring properties or the character of the area.

There will be approx. one visit from a client per hour through the hours stated above, however, the use proposed is considered to be a relatively quiet use and therefore as such, other than the parking of the car, and the client walking to the door, it is not considered that the use will significantly impact on the existing residential amenities of the neighbouring properties.

It is thereby considered that the use proposed is acceptable.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Room being used for the beauty therapy
4. Hours/days of operation
5. 1 client at a time

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 15.09.2020

Authorised by: Peter Barnett Date: 15 September 2020