Development Management - Delegated Officer Report

Application Number: AWDM/1055/21 Recommendation – APPROVE

Site: 13 New Barn Road, Shoreham-By-Sea

Proposal: Retrospective change of use of bedroom to beauty salon (to include a massage chair/bed, fridge with lock and wash basin)

Date of site visit: No visit use of google maps and photos provided.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two bedroom semi-detached bungalow within a street of similar properties. Retrospective consent is sought for the use of one of the bedrooms as a beauty salon. The applicant has advised that there are approximately 6 clients coming to the house per week and for up to 1 hour at a time. They travel by car or public transport. On street parking is available on the highway and pharmaceutical waste is disposed of by a specialist company.

Consultations

West Sussex County Council: The **Highways Authority: -**

This proposal is for the change of use of bedroom to beauty salon. This application is retrospective, with the works having been commenced on 09/04/2021. The site is located on New Barn Road, an unclassified residential road subject to a speed restriction of 30 mph. The applicant has stated that they anticipate up to six clients per week visiting the beauty salon. Considering this, the LHA does not anticipate that this proposal would give rise to a significant material intensification of movements to or from the site. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. The site benefits from a driveway, which could be utilised for client parking. However, the applicant has stated that client parking will likely be accommodated on-street. The LHA does not anticipate that this would give rise to a highway safety concern, nor a local parking capacity issue. The LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Nearby bus stops on New Barn Road and Upper Shoreham Road offer opportunities for alternative sustainable transport methods.

In 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 National

Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Adur and Worthing Councils: Environmental Health – Public Health- No comment.

Private Sector Housing –No comment.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The bungalow has two bedrooms, an open plan kitchen dining room, living room, utility, bathroom and hall. Its main use will be and remain as a residential dwelling house. The use of one of the bedrooms as a beauty salon is an ancillary use. In terms of floor space this is a small proportion of the overall dwelling and it will not be used full time. Consideration is given here to the impact of this ancillary use upon the character of the locality, impact on residential amenity of adjacent occupiers and highway matters.

Visual amenity and Character

There have been no changes to the external appearance of the building as a result of the use. The bedroom internally has been furnished as a beauty salon with appropriate equipment however the room can revert to being a bedroom at any time. The main use of the building remains as a dwelling house. The beauty salon is used by the occupier of the dwelling house only and no staff are employed on site. It is therefore not considered that the character of the property or street scene is impacted by this use. The residential character of the street will still remain and no visual change will impact detrimentally.

The additional activity as clients visit the property in terms of the limited number of clients and visits being one at a time will not give rise to traffic and activity which would impact on the character of the locality. A condition is attached to ensure that no additional employees are working on site and that it is the occupier only.

Residential amenity

As above the limited activity of client visits is not considered to result in any noise and disturbance which would be to a degree to impact detrimentally upon the adjacent and surrounding residents. The activity and car movements associated would not be out of keeping in such a location within a residential street within the built up area.

Highway Matters

The clients visiting the site could assess the site via public transport as this location is close to bus routes. Cycling would also be an option. If the car is used parking would be on street. There are no parking restrictions on New Barn Road and due to the minor amount of activity generated here any cars could be accommodated safely on the highway.

The Highway Authority has no objection to the use the proposal does not have a severe cumulative impact on the operation of the highway network and there are no transport grounds to resist the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Business carried out by occupier of the dwelling house only. No further employees to travel to site for the purpose of work or employment and use of the salon room hereby approved.
3. Clients limited to 1 at a time on site at any one time.

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

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 6th July 2021

Authorised by: Peter Barnett Date: 6 July 2021