Development Management - Delegated Officer Report

Application Number: AWDM/0048/19 Recommendation – APPROVE

Site: 6Tower Road, Lancing, West Sussex

Proposal: Construction of outbuilding in rear garden for use as hairdressing salon

Date of site visit: 19.02.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a mid-terrace, two storey property with loft conversion and single storey rear extension. The property has a long narrow rear garden, there is a shed and a greenhouse to the eastern side of the rear boundary.

Consent is sought for an outbuilding in the rear garden, the building is timber with a felt roof visually appearing as a garden shed, doors are proposed to the front facing toward the house and a window is proposed to the east side. The applicant proposes to use the building for hairdressing to dry cut hair. No drainage is proposed in this case. The applicant only will have one client at a time and off street parking will be on the private driveway to the front of the property. The building will not be externally lit.

Lancing Parish Council: - No comment

Consultations

Adur and Worthing Councils: Environmental Health: - No adverse comments in principle

West Sussex County Council:

This proposal is for the construction of an outbuilding within the rear garden for use as a hairdressing salon. The site is located on Tower Road, an un-classified residential road subject to a speed limit of 30mph.

No alterations to the existing access arrangements are proposed. Vehicular visibility at the existing access appears sufficient for the vehicle speeds in this location. An inspection of data supplied to WSCC by Sussex Police over a period of the last five years indicates that there have been no recorded injury accidents within the vicinity of the access. Therefore there is no evidence to suggest that the access is operating unsafely or that the proposed hairdressing salon would exacerbate an existing safety or capacity concern.

The applicant proposes to utilise the existing driveway for customer parking. Whilst a parking layout plan has not been provided, WSCC mapping indicates that there is sufficient space on site for two cars to park. The proposed parking provision is anticipated to be sufficient given the nature of the business serving one client at a time. Any overspill parking that may occur as a result of this use could be accommodated on-street. However, the LPA may wish to consider the potential impact of additional on-street parking from an amenity point of view.

Conclusion
The Local Highway Authority (LHA) does not consider that this proposal would have 'severe' impact 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.

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)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings and highway matters.

Visual amenity

The proposed building is modest in size and scale and will appear as a domestic, garden shed. It will be positioned adjacent to the rear boundary away from the surrounding residential properties. There are other outbuildings within gardens in this area and this would not represent an alien feature.

Residential amenity

The building will not give rise to any loss of light, privacy or overbearing impact to adjacent dwellings. The proposed use as a business use by the occupier is minor with a single person cutting hair one client at a time. It is not considered that this use will result in any noise or disturbance which would be detrimental to adjacent occupiers. The activity associated with the proposed building will be limited and a condition restricts the use to this level to protect residential amenity. The hours of use are also restricted by condition.

Highway Safety and Parking

Customers will visit the site one at a time and park on the driveway at the front of the property. If this is not possible ample on street parking is available on Tower Road. Due to the limited nature of the use this would not give rise to any impact upon highway safety or amenity in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No additional windows on the east or west elevation of the building hereby permitted.
4. The use of the outbuilding hereby permitted shall be restricted to a hairdressing salon for use by the occupier of 6 Tower Road only. The use shall be limited to1 customer at a time.
5. Hours restricted to 9am- 6pm Monday to Fri, 9am -1pm Sat.

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

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: 26th February 2019

Authorised by: Peter Barnett Date: 27 February 2019