

OFFICER REPORT FOR COMMITTEE

DATE: 19/01/2022

P/21/1738/CU
MRS LOUISE WHITEMORE

SARISBURY WARD
AGENT: EMMA GREGSON

CHANGE OF USE FROM A BEAUTY SALON (SUI GENERIS USE) TO A BARBER SHOP (CLASS E USE)

231A SWANWICK LANE, LOWER SWANWICK

Report By

Alexander Strandberg – direct dial 01329 824702

1.0 Introduction

1.1 This application has been presented to the Planning Committee due to the number of third-party representations received.

2.0 Site Description

2.1 The application relates to a business unit at 231A Swanwick Lane towards the western part of Swanwick Lane.

2.2 The property is located within the designated urban area and the unit, which is currently vacant has previously been used as a beauty salon. The building has also been in use previously as an estate agent and as a hairdresser.

3.0 Description of Proposal

3.1 Planning permission is sought for the change of use of the current use of the beauty salon (*sui generis*) to a barber's (Class E).

3.2 The applicant seeks to fit the unit with three barbers' stations with the potential for a fourth space to be created in future.

4.0 Policies

4.1 The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS1 – Employment Provision

CS17 – High Quality Design

Adopted Development Sites and Policies

DSP2 – Environmental Impact

DSP3 – Impact on living conditions

5.0 Relevant Planning History

5.1 The following planning applications are of relevance to this application proposal:

P/09/0605/CU Change of use to beauty therapy salon (*sui generis*) & install air conditioning unit (retrospective application).
APPROVED **10th September 2009**

P/07/0205/CU Change of use from hairdressers (class A1) to estate agents (class A2).
APPROVED **19th April 2007**

6.0 Representations

6.1 Seven letters of representation have been received, including one letter of support and six letters of objection. The letters of objection raised the following concerns:

- The impact on parking at the property, with only one space being available;
- The increase in traffic created by the proposed use of the unit as a barbers.

7.0 Consultations

EXTERNAL

Hampshire County Council Highways

7.1 No objection and no conditions requested.

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Impact on the character and appearance of the area
- b) Impact on neighbouring properties
- c) The impacts upon the parking and highways of the area

a) Impact on the character and appearance of the area

8.2 The proposal involves only internal works, changing the previous salon to a barber shop.

8.3 The property is currently utilised as a *sui generis* use, previously operating as a beauty salon.

- 8.4 The property is sited adjacent to an existing hairdresser, thereby reflecting the business use of properties within the surrounding area.
- 8.5 The proposed change of use will have no material impact upon the character of the property or the wider area when considered against the existing authorised use.

b) Impact on neighbouring properties

- 8.6 The proposed use of the property as a barber shop will reflect the use of the neighbouring unit, currently being run as a hairdressers.
- 8.7 The property was previously used as a beauty salon. It is not considered that the proposed use will result in any material planning changes to the property that would impact upon the amenity of the occupiers of adjoining properties. No specific conditions were imposed under the 2009 change of use planning permission limiting its opening hours or the number of employees.
- 8.8 For the reasons as set out above, it is not considered that the proposed development will result in any unacceptable loss of amenities enjoyed by properties adjoining or close to the application site.

c) Parking and Highways

- 8.9 Concerns have been raised by third parties about the impacts of the development upon parking provision at the site, and of an increase in the traffic flow in the vicinity.
- 8.10 The property was initially used as a hairdressers, before planning permission was granted for a change of use of the unit to an estate agents in 2007. No specific conditions were imposed regarding the number of staff that could be employed in the estate agency, although the planning application forms at that time indicated there would be three members of staff.
- 8.11 A further permission was later granted in 2009 for a change of use from the estate agency (A2 Use Class) to a beauty salon (*sui generis* Use Class). Like the 2007 planning permission, there were no conditions relating to the number of employees or hours of opening, although the planning application forms indicated there would be two members of staff.
- 8.12 None of the earlier planning permissions contain any parking restrictions, and all previous applications were clear that there was only one on-site car parking space allocated to the property. In light of the historical parking situation relating to the commercial use of this property, Officers believe it would be

very difficult to sustain an argument now that the level of on-site car parking is inadequate for the proposed use.

- 8.13 Given the location of the site on a busy, C-class road, Hampshire County Council as the local Highway Authority, have been consulted on the proposal. The Highway Authority raises no objections to the plans and has not recommended that any conditions be attached if planning permission is granted.
- 8.14 Given the previous uses for the site, and its location within the urban area, it is considered that the proposals would not unacceptably increase the number of trips over and above the extant use of the existing site. Therefore, there would be no unacceptable impact on the operation and safety of the local highway network if the permission were granted.
- 8.15 Notwithstanding the representations received, Officers consider that the use would not cause any material harm to the character of the area, the amenities of nearby residents nor would it cause material harm to highway safety. Officers are satisfied that the proposal accords with the relevant policies of the Local Development Plan and that planning permission should be granted.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following conditions:

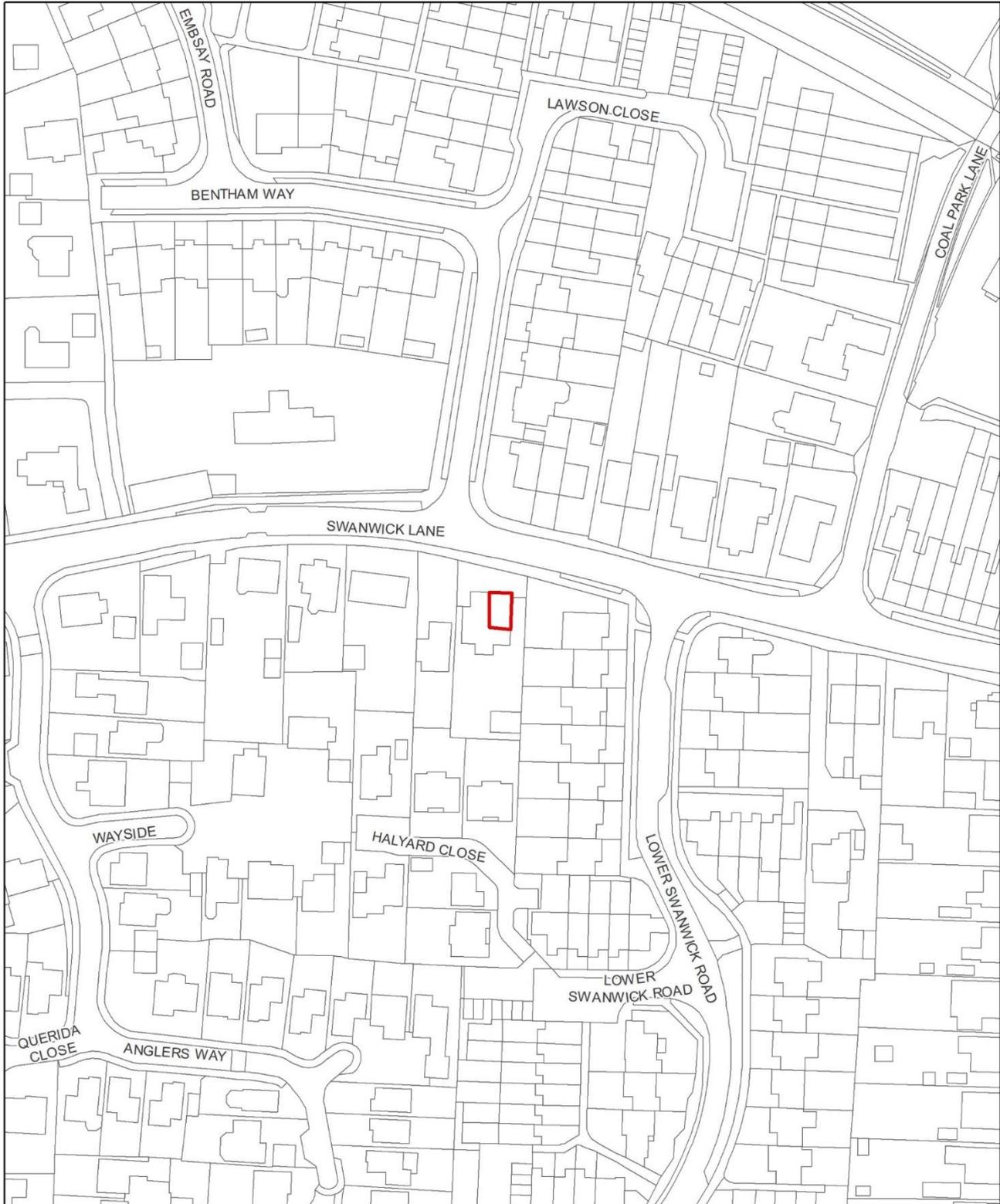
1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.
REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.
2. The development shall be carried out in accordance with the following approved documents:
 - a) Location Plan.
 - b) Site Plan & Parking Clarification.
 - c) Floor Plan.REASON: To avoid any doubt over what is permitted.

10.0 Background Papers

P/21/1738/CU

FAREHAM

BOROUGH COUNCIL



231a Swanwick Lane
Swanwick, Southampton
Scale 1:1250



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