

# APP 07

Application Number: 12/02057/FUL

Other

Change of use of garage to hairdressing salon (use class A1) (retrospective)

AT 4 Highland Close, Bletchley, Milton Keynes

FOR Mrs Josephine Pitts

Target: 21st November 2012

Ward: Denbigh

Parish: West Bletchley Council

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## 1.0 INTRODUCTION

*(A brief explanation of what the application is about)*

### 1.1 The Site

The application property is a detached two storey residential property located in a small cul-de-sac off Highland Close. The area is predominantly residential. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

### 1.2 The Proposal

The current application is retrospective and seeks consent to use the integral garage of the application property for a hairdresser. The only person employed will be the existing resident of the house. Parking to the property and use would be provided to the front of the property. The only external alterations have been the replacement of the garage door with 2 windows and the blocking up of a doorway in the side elevation of the garage. Details of the proposal as described above can be seen in the plans appended to this report.

## 2.0 RELEVANT POLICIES

*(The most important policy considerations relating to this application)*

### 2.1 National Policy

National Planning Policy Framework paragraphs:

17: Core Planning Principles

19: Sustainable Economic Growth

## 2.2 Local Policy

### Adopted Milton Keynes Local Plan 2001-2011

D1: Impact of Development Proposals on Locality

D2: Design of Buildings

T10: Traffic

T15: Parking

E10: Working from Home

### Supplementary Planning Guidance

Adopted Parking Standards and Addendum

## 3.0 MAIN ISSUES

*(The issues which have the greatest bearing on the decision)*

- 3.1 1. Impact on amenity of neighbours and parking. Given the small scale of the operation it is not considered to result in a significant adverse impact on neighbouring properties with appropriate conditions. The proposal has 4 parking spaces which is in excess of the parking standards.

## 4.0 RECOMMENDATION

*(The decision that officers recommend to the Committee)*

- 4.1 It is recommended that planning permission be granted subject to the conditions set out at the end of this report.

## 5.0 CONSIDERATIONS

*(An explanation of the main issues that have lead to the officer Recommendation)*

### 5.1 Principle

The hair dressing business takes place in the garage which is converted and now appears to be used solely for the purpose of the business. Parking to the site is provided to the front of the application and provides enough space for 4 vehicles to park side by side.

- 5.2 Policy E10 of the Adopted Milton Keynes Local Plan 2001 – 2011 outlines the Councils Policy to 'Working from Home'. Part (i) states that where planning permission is required for business use within part of a dwelling, the property should be continued to be used primarily as a dwelling. It is considered that this application complies with this part of policy E10 as only the former garage area of the dwelling is being used for the business. The remainder of the property continues to be used as a dwelling. The area could easily be integrated back into the property if the use was to cease.

- 5.3 Policy E10 also requires the proposed business to be restricted to the employment of the occupier of the dwelling. The applicant has stated that she is the only person employed. It is considered that if the proposal were considered acceptable in all other respects this could be conditioned.

#### 5.4 **Impact on neighbouring amenity**

Part three of policy E10 states the proposed business use should not adversely affect the amenities of adjacent residents and the character of the area generally. Policy D1 also concerns impact on development proposals on the locality.

- 5.5 The use of part of the property as a hairdresser will increase the activity associated with the dwelling including vehicle comings and goings. However the amount of activity associated with the use would be limited by the fact only the resident of the dwelling would be employed at the site. Furthermore the applicant has included proposed hours of opening within their application and it is recommended that these should be conditioned so that activity associated with the business does not continue into the evening. Furthermore, as noted in a recent appeal at 1 Cosway Place in Grange Farm for a similar application, the overall size of the proposal, in this case approximately 13 sqm, will limit the amount of activity at the premises. Overall given these limitations it is not considered that the level of activity associated with the proposal would unacceptably impact on the character of the area or amenity of the neighbouring properties.

#### 5.6 **Parking**

Part 4 of Policy E10 stated that adequate parking and access should be available to the site. Policy T15 also relates to parking. As noted above the current application property has 4 parking spaces laid out to the front of the dwelling side by side. These spaces are all independently accessible making them more flexible than tandem parking. Given the dual use of the site these spaces would need to serve the residents of the dwelling and customers visiting the hairdresser. The existing dwelling has a requirement of 2 parking spaces when assessed against the Parking Standards. Hairdressers are considered to be A1 retail uses and therefore according to the parking standards the proposed use would require 1 space. It is however considered that the provision of 2 spaces would be more practical given the nature of the use giving a total requirement of 4 spaces. The application site is therefore considered to have adequate parking to serve the use.

### 6.0 **CONDITIONS**

*(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable )*

1. The use shall be operated only by the residents of the associated dwelling (4 Highland Close) and no other persons shall be employed.

Reason: To control the amount of activity associated with the use and ensure adequate parking provision.

2. The parking area for four vehicles to the front of the property, as shown on the approved plans, shall be retained, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure the use has adequate levels of parking provision.

3. No customers shall be permitted to be on the premises outside the times of 0930-1230 Monday, Wednesday and Fridays and 0930-1630 Tuesday, Thursday and Saturday and at no time on Sundays, bank or public holidays.

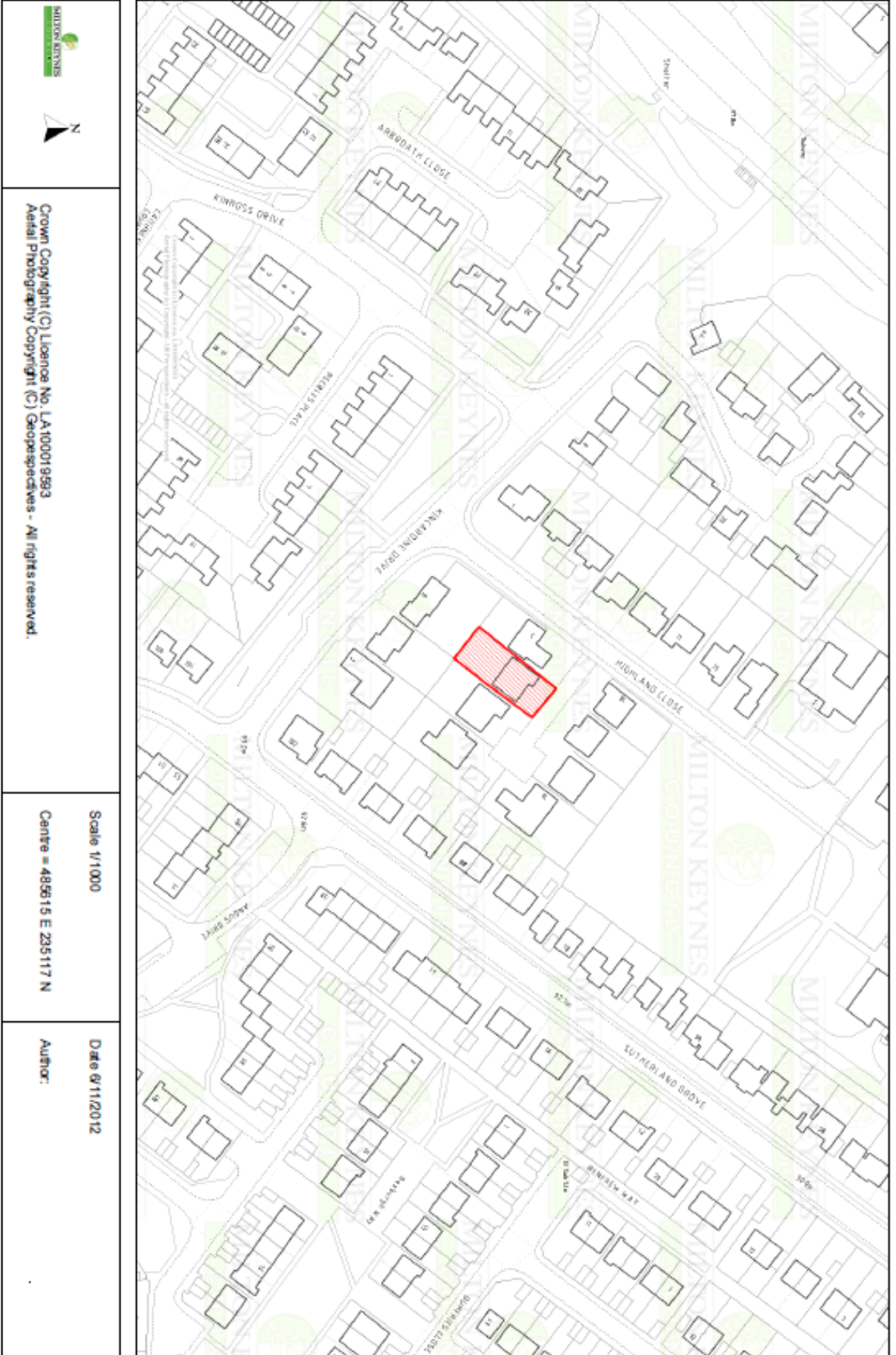
Reason: To protect the amenity of the neighbouring properties.

4. The use hereby permitted shall be limited to a hairdressing salon and not used for any other retail purpose.

Reason; To control the nature of the use is appropriate for a residential area and to ensure adequate parking provision.

5. Within 2 months of the date of this permission, the external opening on the side elevation of the former garage which has been blocked up with concrete blocks shall be replaced with brickwork which matches that of the existing dwelling.

Reason: To protect the character and appearance of the area.



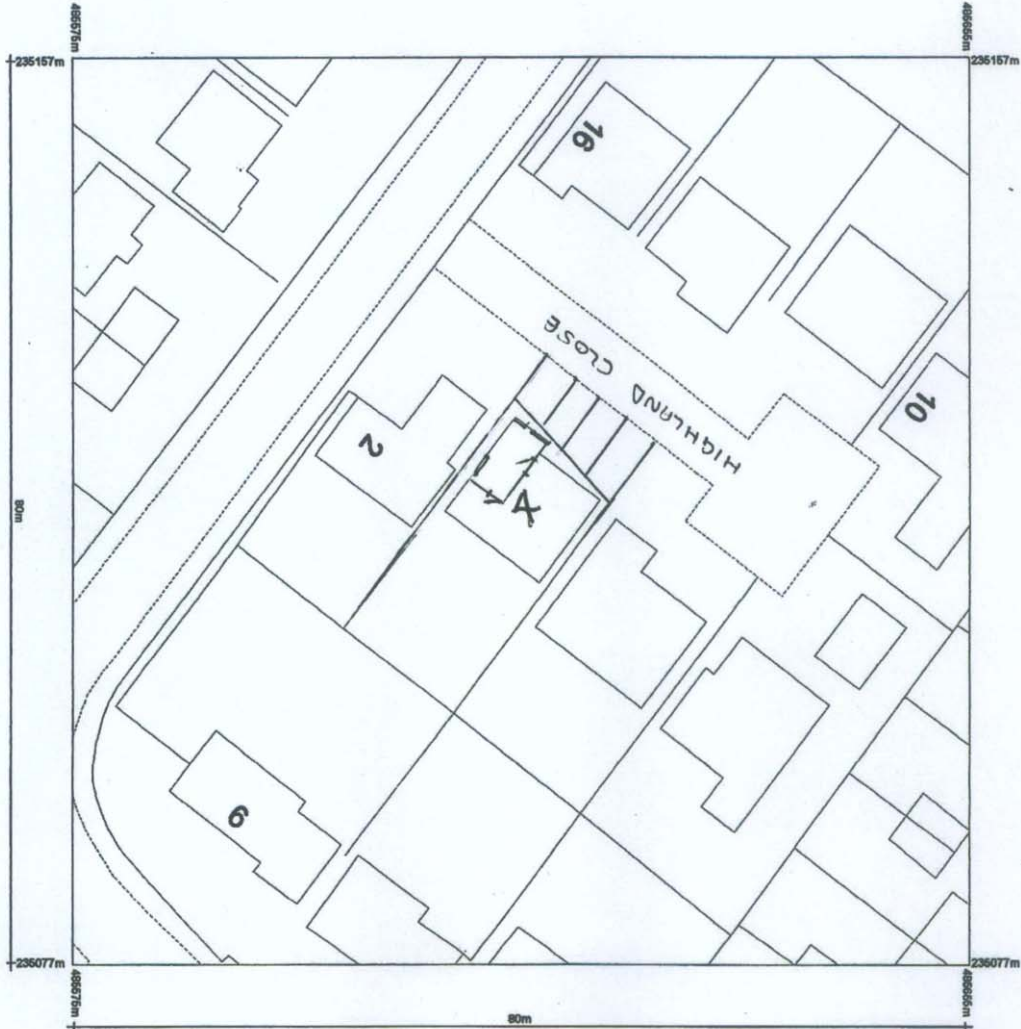
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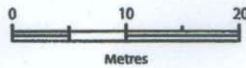
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## Appendix to 12/02057/FUL

### **A1.0 RELEVANT PLANNING HISTORY**

*(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)*

- A1.1 None on the site however there was a recent appeal in the borough for a similar change of use from a garage to a hair salon at 1 Cosway Place, Grange Farm (09/01910/FUL). Whilst the two sites vary in terms of relationship to neighbours the case is of some relevance.

### **A2.0 ADDITIONAL MATTERS**

*(Matters which were also considered in producing the Recommendation)*

- A2.1 There have been some minor alterations to the garage as a result of the development. This includes the removal of the garage door and the replacement with two windows and brick work. These have been undertaken in matching materials to the main dwelling. These alterations to the front of the garage could be undertaken under the permitted development rights of the property. A resident has raised concerns over the build quality of these however this is not considered to be something that would justify refusal. These works are therefore considered to be acceptable.
- A2.2 A door opening has also been blocked up on the side elevation however this has been undertaken with concrete blocks. This is not in keeping with the building and despite its position not being prominent it is considered to be harmful to appearance of the area. For this reason it is considered that this should be conditioned to be replaced with brickwork to match the existing dwelling. Overall with this condition the proposal is therefore not considered to cause harm to the appearance of the area.
- A2.3 It is recommended the use be restricted to a hairdresser as other A1 retail uses may not be appropriate in an established residential area.



### **A3.0 CONSULTATIONS AND REPRESENTATIONS**

*(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)*

#### **Comments**

#### **Officer Response**

#### **A3.1 Highways Development Control**

No comments received.

See paragraph 5.6 for parking assessment. Policy D1, T15 and Adopted Parking Standards.

#### **A3.2 Local Residents**

The occupiers of the following properties were notified of the application:

4 and 6 Kincardine Drive, Bletchley  
2, 6, 8, 10, 12, 14, 16 Highland Close, Bletchley

Site notice placed at the site

**A3.3 2 letters of objection have been received.** These have raised the following issues:

**A3.4** - Parking and congestion are already bad in the area with the school. The proposal would exacerbate it. It also states the double yellow lines on the road are ignored and parked cars restrict access. Parking at the premises often exceeds this.

See paragraph 5.6 for parking assessment. Policy D1, T15 and Adopted Parking Standards.

**A3.5** - The appearance of the building has changed substantially with the insertion and alterations of new openings. This has resulted in the new brickwork appearing a poor quality and patchwork. Hairdressing equipment is visible from the street and the blinds are commercial looking.

See A2.1-A2.2. Policy D2 and D2A of the Local Plan.

- A3.6 - The opening hours overlap with the school times and how will these been enforced. See condition 3 and para 5.5. Policy D1.
- A3.7 - They can not guarantee there is no overlap in clients and they may rent chairs to other hair dressers. See paragraph 5.6 for parking assessment. It would not be possible to control no overlap taking place. Policy T15.
- A3.8 - Long standing neighbours Noted but not a planning consideration.