

APPLICATION NO	PA/2010/0280
APPLICANT	Mr B Graham
DEVELOPMENT	Planning permission to change the use of ground floor residential flat to extend adjoining beautician parlour
LOCATION	9d Thomas Road, Scunthorpe
PARISH	SCUNTHORPE
WARD	Kingsway and Lincoln Gardens
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Wilson)

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) sets out the standards of design for all new developments.

Policy DS4 (Changes of Use in Residential Areas) sets out the criteria whereby changes of use from residential to other uses may be allowed. Such changes of use will be supported unless the proposal adversely affects the appearance and character of the area or residential amenity by virtue of noise, vibration, traffic generation, road safety or pollution.

CONSULTATIONS

Highways: No objections.

PUBLICITY

Neighbouring properties have been notified and four letters have been received: two in support and two in which the following issues have been raised, together with some non-material planning considerations:

- The proposal would result in parking congestion in adjacent residential streets and parking problems for existing residents.
- The additional parked cars would result in traffic flow and vehicle manoeuvring problems.
- The proposal would have an adverse impact on visual amenity and on the living conditions of local residents through additional disturbance.

ASSESSMENT

Planning permission is sought to extend a beautician's parlour at the corner of Thomas Road and Peveril Avenue into the adjoining residential flat. The property has been in commercial use for many years, formerly as a corner shop and more recently as a sports injury centre.

The main issues which need to be addressed in determining this application are whether the additional activity that the proposal would generate would adversely affect the living conditions of occupiers of nearby properties and whether there is sufficient parking provision within the site to accommodate any increase in parking requirements.

The main concern raised by objectors is the adequacy of on-site parking facilities to cater for the proposed expansion to the beautician business and the impact that inadequate provision may have on on-street parking and traffic flow problems for local residents. In view of this Highways requested further information on parking and working arrangements. At present there is parking space available to support three cars but it is possible that this area could accommodate up to five vehicles. It has emerged that all staff at the beauty salon travel to work by car with a maximum of two members of staff requiring parking spaces at the same time. Only two clients are ever likely to visit the salon at the same time with the possibility of an additional one as an overlap. The worst case parking scenario would be two members of staff and three clients requiring parking spaces at any one time. Highways consider that this situation is acceptable, even if one or two additional cars need to park on adjacent streets. Hence there should be no significant increase in traffic flow through the surrounding area and disturbance for local residents should be minimal.

There are no other policy objections to this proposal.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

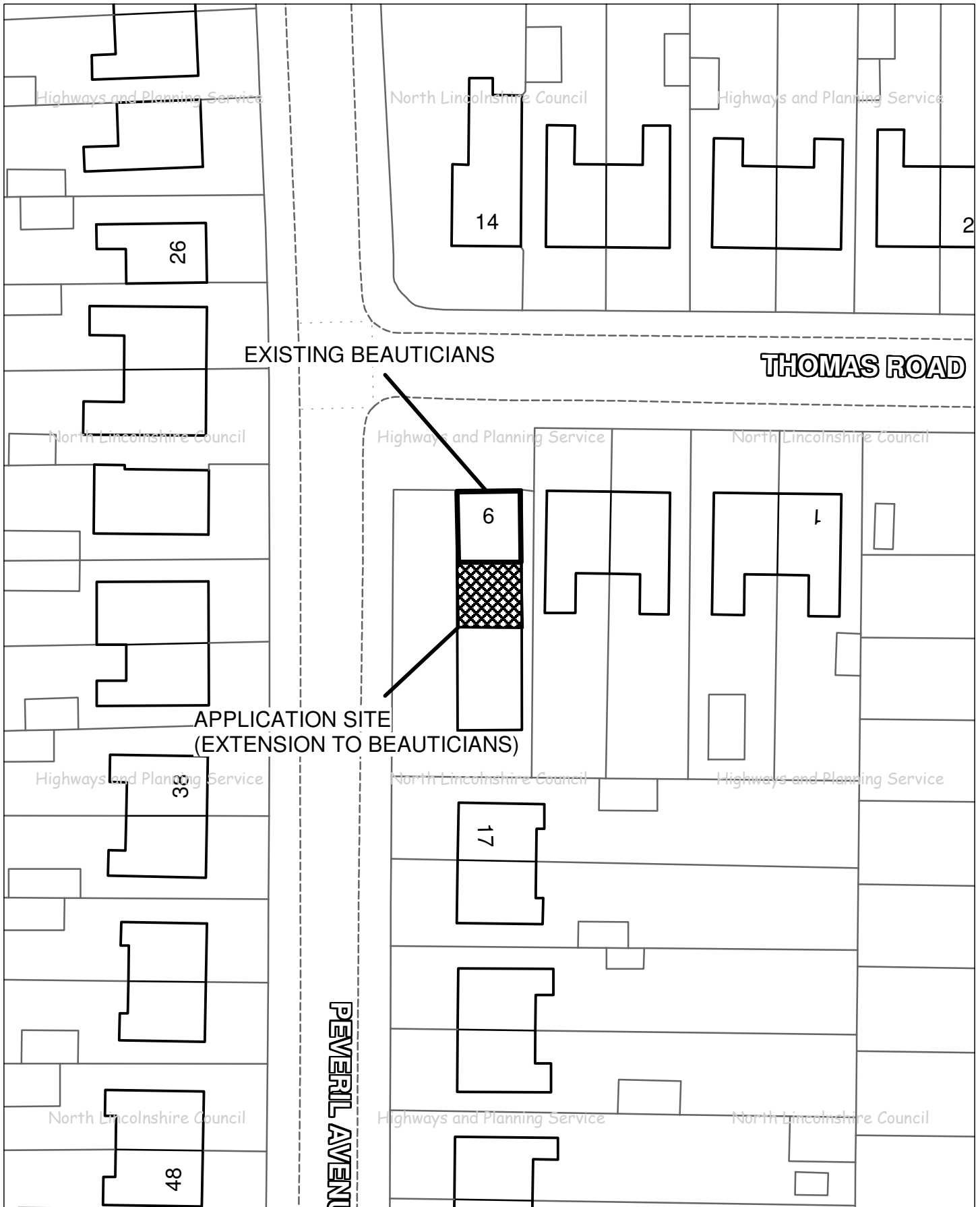
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 2010/0280/1, 2010/0280/2 and 2010/0280/3.

Reason

For the avoidance of doubt and in the interests of proper planning.



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Highways and Planning Service

Service Director,
G Popple

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