

<b>APPLICATION NO</b>	<b>PA/2009/0750</b>
<b>APPLICANT</b>	Mr P Gillett
<b>DEVELOPMENT</b>	Planning permission to convert part of a domestic garage/store to a beauty therapy business
<b>LOCATION</b>	Cotmanhay, Station Road, Scawby
<b>PARISH</b>	<b>SCAWBY</b>
<b>WARD</b>	Ridge
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Scawby Parish Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> The site is situated in the open countryside just outside the development boundary of Scawby (policy ST3) which is defined as a minimum growth settlement (policy ST2).</p> <p>Policy DS1 (General Requirements) specifies that a high standard of design is expected in all developments in both built-up areas and the open countryside.</p> <p>Policy DS4 (Changes of Use in Residential Areas) states that within residential areas favourable consideration will be given to proposals for a change of use from residential to other uses, provided that the development will not adversely affect the appearance and character of the residential area or residential amenity by virtue of noise, vibration, traffic generation, reduction in road safety, odorous emissions or adverse environmental conditions. The purpose of this policy is to help encourage the growth and development of small businesses but to maintain control over the impact that business activity, carried out at home, can have on the surrounding area.</p>
<b>CONSULTATIONS</b>	<b>Highways:</b> No response at time of writing.
<b>PARISH COUNCIL</b>	Object on the grounds that it would entail business development within a wholly residential area.

## PUBLICITY

Neighbouring properties have been notified and two letters have been received raising the following issues together with some non-material planning considerations:

- not in keeping with residential area
- additional vehicles and pedestrians would be generated by the use resulting in increased noise levels for residents of adjoining property
- loss of privacy with customers having a view into the rear garden area of adjoining property

## ASSESSMENT

Planning permission is being sought to change the use of part of a garage/store, which is currently being built under permitted development rights, for a beauty therapy business. The building is situated to the rear of a large detached house on the west side of Station Road. Since the application was originally submitted the applicant has provided additional information about the proposed use. The business would only operate Monday to Friday between 9.30am and 3.30pm. In terms of numbers it is envisaged that an average of four clients per day would visit the premises but this could vary on a day-to-day basis with no visitors at all on some days.

**The main issues which need to be addressed in determining this proposal are whether it complies with policy DS4 of the North Lincolnshire Local Plan and whether it would have an adverse impact on the living conditions of neighbouring residential properties.**

The parish council have objected because the proposal entails locating a business within a residential area but policy DS4 allows this provided that it does not have a detrimental effect on residential amenity.

The adjoining neighbour to the north is concerned that the proposal would generate an increased number of pedestrians and vehicles which would result in unacceptable noise levels for his property. However, in view of the supplementary information supplied, these increases should be minimal and as such this objection is difficult to substantiate. In addition, it is claimed that clients visiting the beauty therapy unit would have a view into the rear garden area of this dwelling resulting in a loss of privacy. This objection cannot be justified because there is a 2 metre high close-boarded wooden fence along the boundary between the two properties which will preserve privacy.

The Environmental Protection team raised concerns about this proposal but this was prior to clarification on the level of the activity.

It is considered that the proposal is a low-key business activity which can be satisfactorily accommodated into the surrounding residential area without causing any harm to the amenity of the residents.

**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

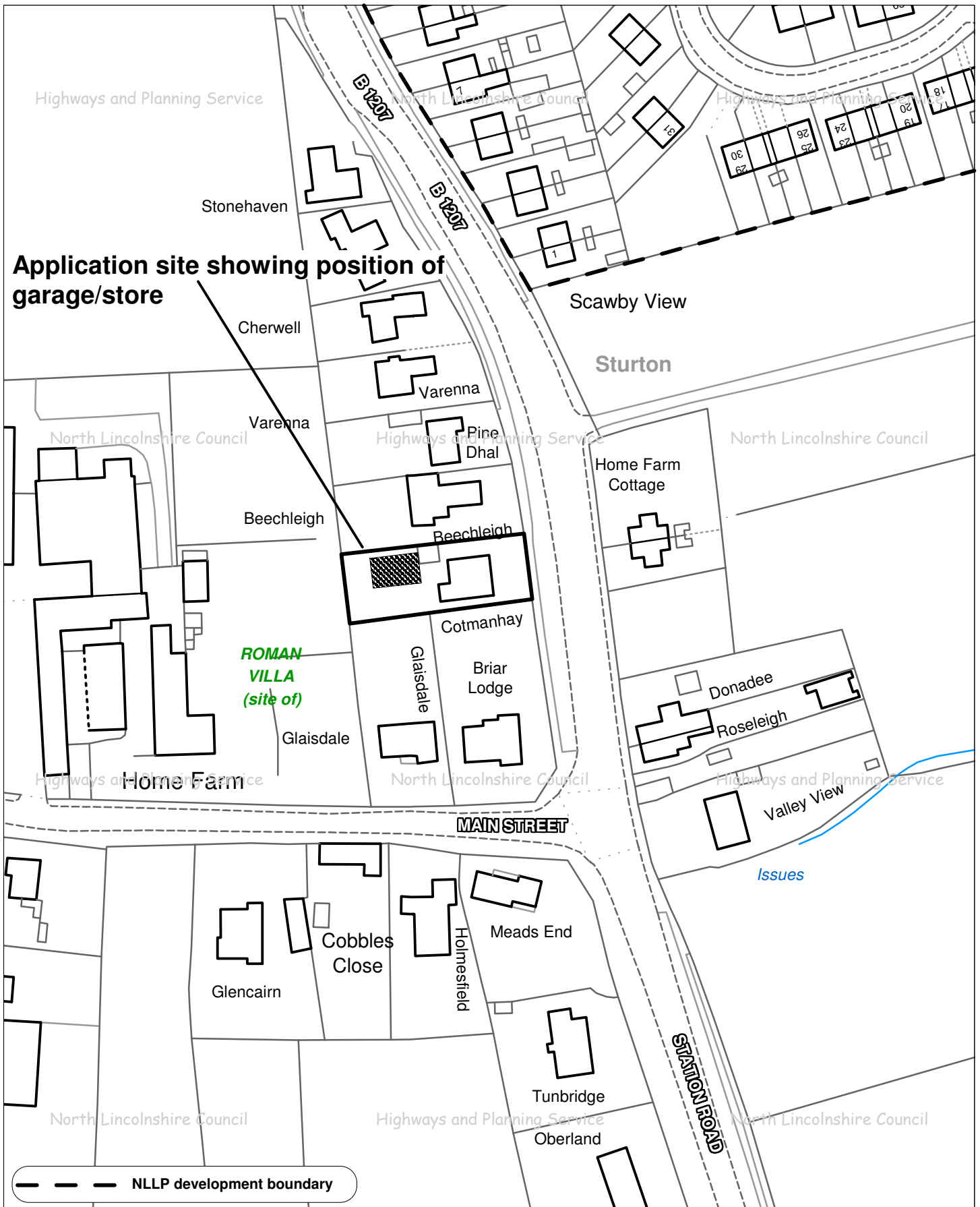
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The business shall not be open for customers outside the hours of 9.30am to 3.30pm Monday to Friday.

Reason

To protect the amenity of occupiers of adjacent properties in accordance with policy DS4 of the North Lincolnshire Local Plan.



Drawing Title: 2009/0750

OS Grid Ref: SE97010463

Drawn by: KC

Scale: 1:1250

Date: 03/08/2009



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



**Highways and Planning Service**

Service Director,  
G Popple