

Report to Planning applications committee
Date 16 May 2013
Report of Head of planning services
Subject 13/00403/U 85 Grove Road Norwich NR1 3RT

Item

5(6)

SUMMARY

Description:	Change of use of part of ground floor from residential (Class C3) to hair salon (Class A1).
Reason for consideration at Committee:	Objections
Recommendation:	Approve
Ward:	Town Close
Contact Officer:	Mr James Bonner Planner 01603 212542
Valid Date:	22nd March 2013
Applicant:	Mr S Moore
Agent:	Mr Stephen Moore

INTRODUCTION

The Site

Location and Context

1. Number 85 is on the east side of Grove Road, just north of the junction with Southwell Road. It is a two storey dwelling with accommodation over 4 floors including the cellar and attic.
2. It is part of a prominent row of locally listed terraces adjacent to the Grove Road / Southwell Road Local Centre.
3. At the rear of the property there is parking provision for 4 cars, accessed from Southwell Road.

Constraints

4. The building, like its neighbour to the south east (83 Grove Road) and the continued row of terraces north-eastwards (87 to 103 Grove Road), is locally listed. The site is within the Newmarket Road conservation area.

Planning History

4/1990/0193 - Change of use from dwelling (Class C3) to office (Class A2). (REFUSED - 29/03/1990)

13/00236/TCA - 1 no. Birch to be felled to ground level.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

5. The applicant seeks to change the use of the front ground floor room from residential (Class C3) to a hair salon (Class A1). The other rooms of the house are to remain residential. Of the 160sqm of existing gross internal floorspace, 18sqm is to change use.
6. The applicant anticipates around 8 clients a day with 1 full-time worker, opening 9:00 till 18:00 Monday to Friday.
7. No external advertising is proposed alongside the application.

Representations Received

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below.

9.

Issues Raised	Response
Application states no trees, yet a birch has been felled	See paragraph 21
4 cars are unlikely to park at rear safely; more likely would be 3 plus a Smart car. When parking bays on Grove Road are full, this would lead to safety concerns for pedestrians using Langham Place at the rear of the property for access to shops. The road between 150 and 152 Southwell Road is also narrow and will cause a danger for pedestrians.	See paragraphs 18 and 19
Customers will eventually use access through rear basement entrance of the	Either entrance being used will have little impact on the area due to the scale and

property rather than from Grove Road, effectively introducing a commercial premises into Langham Place.	intensity of the use.
Excess of retail property in Norwich – what is the need for more here?	The proposal has to be considered on its merits, not the need for this particular site.
Very limited availability of non-permit parking and limited parking at rear will lead to more parking chaos, adding to that caused by postbox, Tesco coffee shop, flower shop etc	See paragraph 19

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Section 1 – Building a strong, competitive economy

Section 12 – Conserving and enhancing the historic environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 1 – Addressing climate change and protecting

Policy 5 – The economy

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

NE8 – Management of features of wildlife importance and biodiversity

SHO12 – Retail development in District or Local Centres

EP22 – Protecting residential amenity

TRA6 – Parking standards – maxima (and Appendix 4)

TRA7 – Cycle parking standard (and Appendix 4)

TRA8 – Servicing provision

Supplementary Planning Documents and Guidance

City Centre Conservation Area Appraisal (September 2007)

Other Material Considerations

Development Management Policies Development Plan Document – Pre-submission policies (April 2013)

DM1 – Achieving and delivering sustainable development

*DM2 – Ensuring satisfactory living and working conditions

DM9 – Safeguarding Norwich’s heritage

DM17 – Supporting small businesses

Procedural Matters Relating to the Development Plan and the NPPF

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. The 2011 JCS policies are considered compliant, but some of the 2004 RLP policies are

considered to be only partially compliant with the NPPF, and as such those particular policies are given lesser weight in the assessment of this application. The Council has also reached submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF. Where discrepancies or inconsistent policies relate to this application they are identified and discussed within the report; varying degrees of weight are apportioned as appropriate.

* – only very limited weight has been applied to DM2 because there is an objection to its submission, but its objectives are still broadly supported by existing Local Plan policy EP22.

Other Material Considerations

Written Ministerial Statement: Planning for Growth March 2011

Principle of Development

Policy Considerations

10. No external changes are proposed. The consideration here should be the principle of the change of use and whether there are any implications for the amenity of the dwelling itself and its neighbours alongside issues such as accessibility.
11. Statement 1 of the NPPF promotes flexible working practices such as the integration of residential and commercial units within the same unit. This is underpinned by the focus on sustainability in the NPPF. The use of flexible approaches such as the proposed scheme is supported by Policy 5 of the Joint Core Strategy which seeks existing residential developments to encourage local working and business opportunities.
12. The emerging policy DM17 also supports proposals of this nature in sustainable locations (

Impact on Living Conditions

Amenity

13. The existing amenity space at the rear will be retained between the property and the parking spaces.
14. Internally, there are no loss of bedrooms and only the loss of a dining room, which is not considered detrimental to the living conditions of the household.

Noise and Disturbance

15. It is not considered the proposed use will impact significantly upon the amenity of the dwelling itself or its neighbours due to the intensity of the use and hours of operation. A condition will be included limiting the hours to ensure this.

Locally listed building and Conservation Area – Impact

16. As there are no external changes there are no implications for the visual quality of either the locally listed building or the conservation area.

Transport and Access

Vehicular Access and Servicing

17. There will be some increase in refuse from the proposed use and this has been acknowledged in the applicant's refuse and servicing statement. A dedicated area is indicated on the site plan at the rear of the property, for which access for collection is available from Southwell Road.

Car Parking

18. Although a previous application for change of use from dwelling (Class C3) to office

(Class A2) was refused partly on the additional problems of traffic generation and on-street parking, the same cannot be said for this proposal. The change of use of one room in the house is not considered to be the same level of intensity – the business model of the proposed hairdressers anticipates 8 clients a day with one member of staff.

19. Objectors have raised concerns about the parking provision at the rear of the premises, which is stated at having capacity for 4 cars. Whether it is actually 3 or 4 may be up for debate (the scaled site plan shows 4 bays each measuring 2.5m by 5m), but it is not sufficient reason to refuse the application as it is considered 3 parking spaces would still be adequate. As one customer is expected at a time, meaning in theory there is space for one employee, one customer and an additional waiting customer. There are also two hour parking spaces outside the front of the property on Grove Road and a number of spaces behind the shops at the Local Centre. The site is within close proximity to a regular bus service and well within walking distance of the bus station, the city centre itself and residential areas.

Cycling Parking

20. Provision for two bicycles has been agreed by the applicant through one Sheffield stand in the front garden. This will be brought about through condition. There is also a small amount of cycle storage provision outside Tesco and which is close by.

Trees and Landscaping

Loss of Trees or Impact on Trees

21. A birch tree was subject to a works to trees application in a conservation area on the 30th of January 2013 (13/00236/TCA). The council's tree protection officer decided that the tree did not require a Tree Preservation Order (determination date 13th March 2013), hence the tree was removed through lawful means and its exclusion from the application form is correct.

Conclusions

22. The proposed change of use of the front ground floor room from residential to hair salon is considered acceptable as the site is within a sustainable location being adjacent to an existing Local Centre and within walking distance to the bus station and city centre. It is considered there will be no adversely detrimental effects for the amenity of the house itself or its neighbours and the parking provided is adequate enough that the new use will not compromise highway safety. The proposal therefore accords with the policy objectives of the National Planning Policy Framework, policies 1 and 5 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 and saved policies SHO12, EP22, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

RECOMMENDATIONS

To approve Application No 13/00403/U: 85 Grove Road, Norwich, NR1 3RT and grant planning permission, subject to the following conditions:-

- 1 – Standard time limit
- 2 – In accordance with the approved plans
- 3 – The use of the premises as a hair salon will be restricted to the room as shown on the proposed ground floor plan (Drawing No.1301/696/1) and no patrons shall be on the premises before 0800 or after 19:00 Monday to Saturday (except public holidays) nor at any times on Sundays or public holidays.

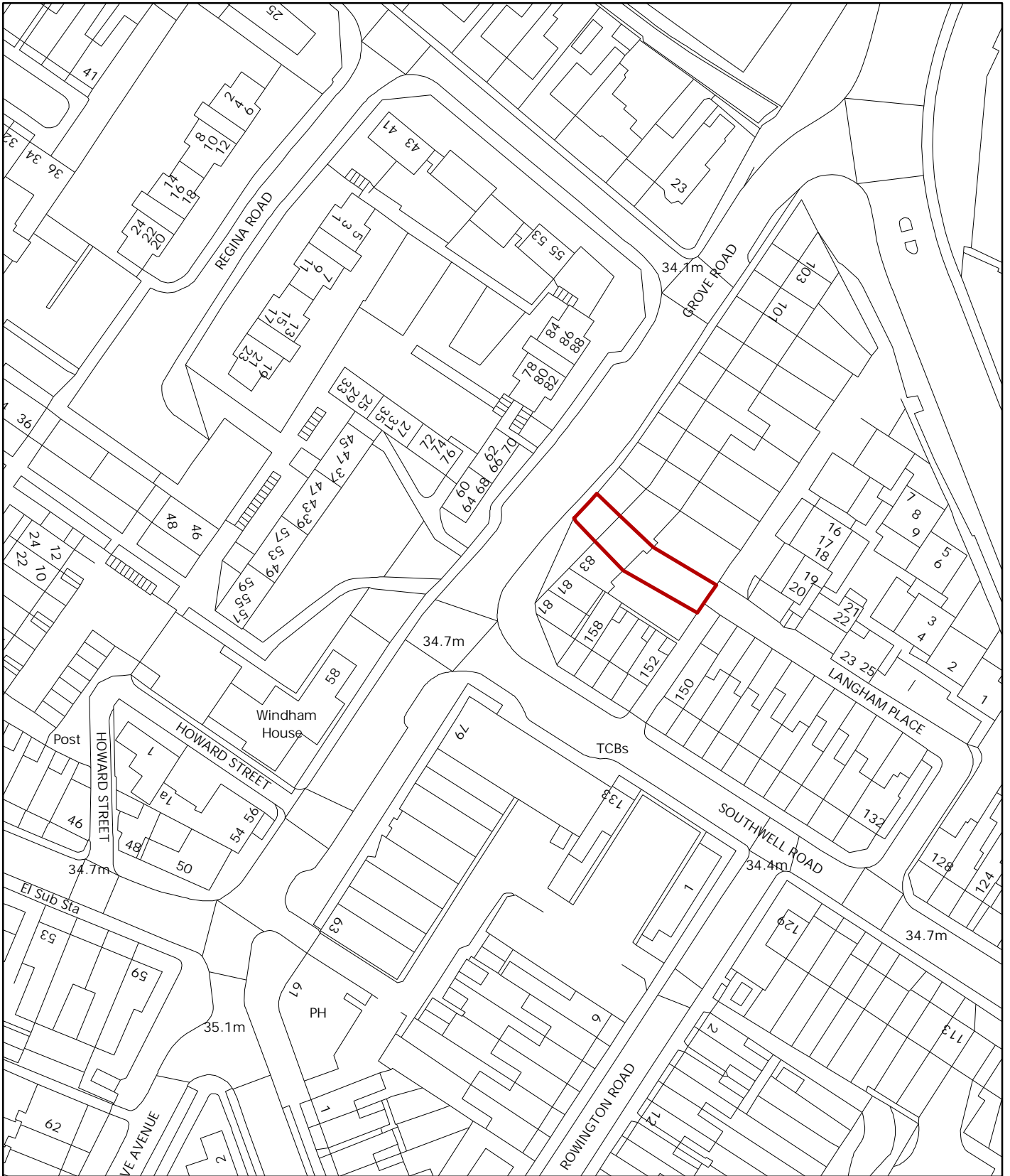
4 – Prior to first use, one Sheffield cycle stand shall be provided within the front garden of the property and made available for patrons of the hair salon and retained as such.

Reasons for approval:

The proposed change of use of the front ground floor room from residential to hair salon is considered acceptable as the site is within a sustainable location being adjacent to an existing Local Centre and within walking distance to the bus station and city centre. It is considered there will be no adversely detrimental effects for the amenity of the house itself or its neighbours and the parking provided is adequate enough that the new use will not compromise highway safety. The proposal therefore accords with the policy objectives of the National Planning Policy Framework, policies 1 and 5 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 and saved policies SHO12, EP22, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

Article 31(1)(cc) Statement:

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined above.



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Planning Application No 13/00403/U
 Site Address 85 Grove Road
 Scale 1:1,000

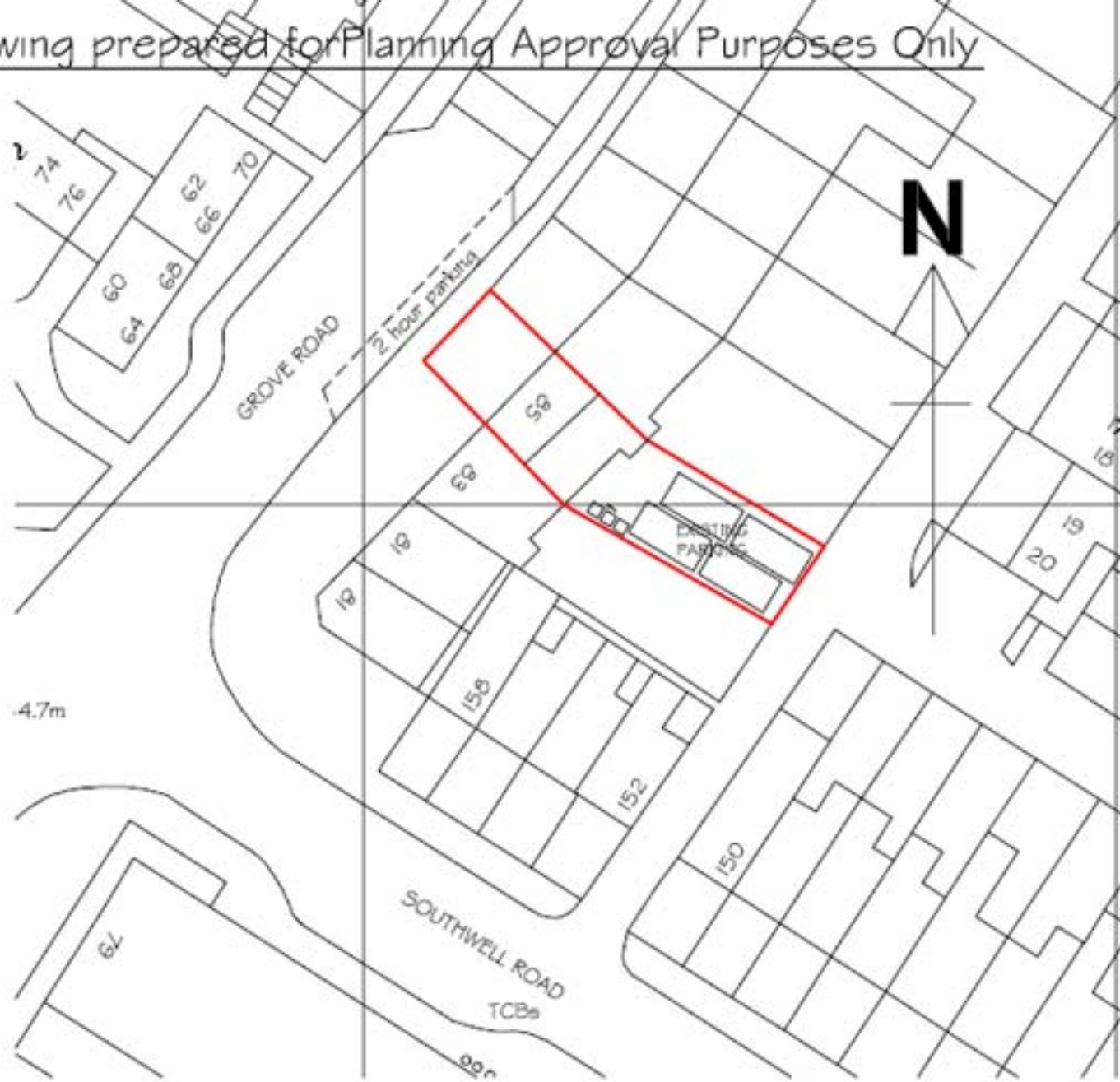


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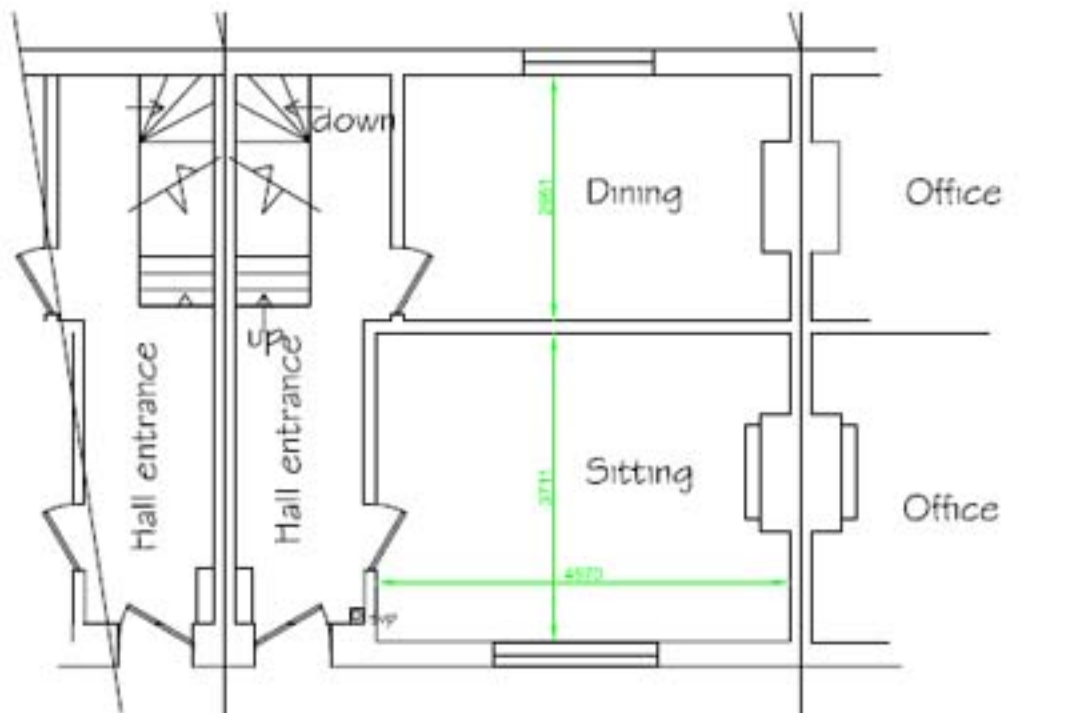
PLANNING SERVICES



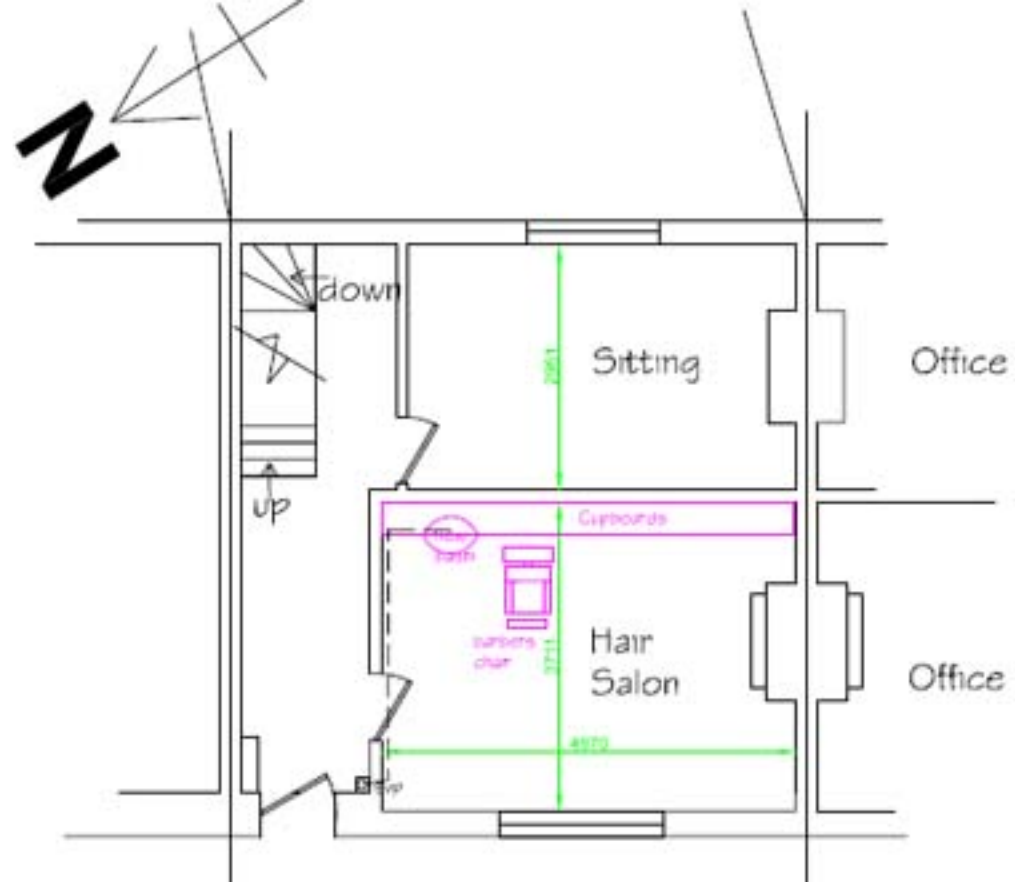
Drawing prepared for Planning Approval Purposes Only



Existing/Proposed Site Plan
1:500
(No changes)



Existing Ground Floor Plan



Proposed Ground Floor Plan