

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel
Planning Application Report of the Planning and Development Manager

Application address: 367A Winchester Road SO16 7DJ			
Proposed development: Change of use from kitchen showroom (Class A1) to beauty salon			
Application number	14/00304/FUL	Application type	FUL
Case officer	David Nip	Public speaking time	5 minutes
Last date for determination:	23.04.2014	Ward	Bassett
Reason for Panel Referral:	Request by Ward Member and five or more letters of objection have been received	Ward Councillors	Cllr B Harris Cllr L Harris Cllr J Hannides

Applicant: Ms Cheryl Howard	Agent: Mr Tim Sage
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Recommendation Summary	Conditionally approve
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Community Infrastructure Levy Liable	No
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Overall the scheme is acceptable and the level of development proposed will not result in an adverse impact on the amenities enjoyed by surrounding occupiers or to the character and appearance of the area. Other material considerations have been considered and do not have sufficient weight to justify a refusal of the application. The application is in accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004 Planning Permission should therefore be granted.

Policies SDP1 and REI6 of the City of Southampton Local Plan Review (March 2006); Policies CS3 and CS19 of the Local Development Framework Core Strategy (January 2010) and National Planning Guidance contained within the National Planning Policy Framework (March 2012).

Appendix attached	
1	Development Plan Policies
2	Relevant Planning History
3	Land uses in the Local Centre

Recommendation in Full – Conditional Approval

1.0 The site and its context

- 1.1 367A Winchester Road is designated within a local centre. A variety of retail uses concentrate along this section of Winchester Road and Burgess Road at immediate south. The site was previously in retail use but it is currently vacant.

2.0 Proposal

- 2.1 Change of use of ground floor (A1 Use Class) retail unit to use as beauty salon (sui generis Use Class).

3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.3 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

4.0 Relevant Planning History

- 4.1 The unit was last used as a kitchen showroom, it is believed that the site has been vacant for approximately one year; an application was submitted last year which sought for change of use of the A1 unit to a Café (A3) and Takeaway (A5) (ref: 13/01068/FUL), the application was subsequently withdrawn.
- 4.2 The remaining planning history is given in **Appendix 2**.

5.0 Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners and erecting a site notice (04/03/2014). At the time of writing the report **34** representations have been received from local residents and ward councillors. The following is a summary of the points raised:
- 5.2 *Parking situation would be worsening should permission be granted for change of use.*

Response: The Highways Officer is satisfied that the proposed development has an acceptable impact on highway safety and parking. Please see paragraph 6.4 for further discussion.

- 5.3 *The introduction of the hair salon would have an adverse impact towards other shops of similar nature. There are alternative uses which may be more suitable for this site.*

Response: This is a matter for the “market” to decide and not a planning matter. The local centre policies allow for a full range of uses which provide a direct service to customer so the proposed use is very much part of a modern centre.

- 5.4 *The concentration of beauty shop along Winchester Road would become unacceptably high that would affect the balance of the local centre.*

Response: It is considered the impact towards the Local Centre would be acceptable. There is a strong mix of uses within the local centre of which retail remains the most dominant use. The proposal will bring a currently vacant building back into use which will be beneficial for the vitality of the area.

5.5 **Consultation Responses**

5.6 **SCC Highways – No objection**

6.0 **Planning Consideration Key Issues**

- 6.1 The key issues for consideration in the determination of this planning application are:

6.2 Principle of Development

- 6.2.1 The site forms part of the designated Local Centre and safeguarded by Saved Policy REI6. A wide range of Class “A” Uses are permitted in principle.
- 6.2.2 A beauty salon whilst a sui generis use, is likely to have similar activities to some A1 retail uses such as a hairdresser, and is also likely to work on an appointment basis and attract occasional passer-by customers. The existing shop front would be retained.
- 6.2.3 It is proposed to open the beauty salon from 09.00 hours to 18.00 hours Monday to Sunday and this would also be comparable with the opening hours of many Class A1 premises along Winchester Road. Therefore, the proposed change of use from A1 retail unit to a beauty salon would be acceptable in this instance.
- 6.2.4 The proposed use provides employment opportunities; furthermore, it is encouraged that the proposal would bring the vacant site back into use, which is in accordance to Policy CS3 and REI6.

6.3 Impact on character of Local Centre

Changes of use within local centre are acceptable provided the retail function and vitality of the parade is not undermined. The existing A1 unit (vacant at present) will be replaced, but more than 50% of the units in the Local Centre remained as A1 use. The map and graph attached in **Appendix 3** show the distribution of the Uses (based on *Use Classes Order 1987*) within the designated Local Centre.

- 6.3.1 In the current situation the premises is one of twenty one units in the Local Centre. There are two existing beauty salon (sui Generis), two restaurant/café (A3), three take-away (A5) and a wide range of retail uses (A1) including two hairdressers.

6.3.2 The proposal would increase the concentration of beauty shop from 9.5% to 14.3%; including the two hairdressers (which are classified as A1 Retail use) the concentration would be approximately 24%. Based on the figures, it is considered the introduction of the third beauty shop would not be harmful towards the balance of the Local Centre, as 76% of the uses would remain non-cosmetic related.

6.3.3 The proposed use is considered acceptable in this location.

6.4 Neighbouring Amenity

6.4.1 It is considered that there would not be any adverse impact towards the amenities of the adjoining occupiers. The activities associated with the proposed sui Generis use as a beauty salon would cause no more harm than that which might be generated by a similar retail use such as a hairdressers. However, it is recommended that the hours of use proposed be secured as a condition of planning permission.

6.4.2 The impact towards neighbouring amenity is acceptable and complies with relevant policies.

6.5 Highways

6.5.1 No parking space is proposed under this application, it is noted that there is one parking space at rear which is mainly for staff parking. The proposal does not create a new retail unit and it is unlikely to generate any traffic over and above that which might be generated by an A1 retail unit. No objection received from the Council's Highways Development Team.

6.5.2 It is not therefore considered that there are any parking or highway concerns to justify a refusal of planning permission.

7.0 Conclusion

7.1 All other planning considerations including equalities have been taken into account. The development is considered acceptable and in accordance to the Development Plan Policies. On balance, this application is recommended for approval subject to conditions set out in the agenda.

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 4(vv), 6(c), 7(a), 9(a), 9(b).

SCSD for 22/04/2014 PROW Panel

PLANNING CONDITIONS

1. APPROVAL CONDITION - Full Permission Timing Condition - Change of use [Performance Condition]

The use hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990(as amended).

2. APPROVAL CONDITION - Approved Plans [Performance Condition]

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

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

3. APPROVAL CONDITION - Hours of Use – Beauty Salon [Performance Condition]

The beauty salon hereby permitted shall not operate (meaning that customers shall not be present on the premises, no preparation or sale on or off the premises) outside the following hours:

Monday to Sunday and recognised public holidays 09.00 hours to 18.00 hours
(9.00am to 6.00pm)

Unless otherwise agreed in writing by the Local Planning Authority. A notice to this effect shall be displayed at all times on the premises so as to be visible from the outside.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

POLICY CONTEXT

Core Strategy - (January 2010)

CS3 Promoting Successful Places
CS19 Car & Cycle Parking

City of Southampton Local Plan Review – (March 2006)

SDP1 Quality of Development
REI6 Local Centres

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012

Relevant Planning History

1094/39 - Office (East of No. 367)
Temporary Conditional Approval - 01.10.1956

1288/59 - Erection of a block of 4 shops and 4 maisonettes and a block of four garages
Conditionally Approved - 13.07.1965

1301/P14 - Use as a bank of the westernmost shop unit in the development.
Conditionally Approved - 08.02.1966

980082/W – Change of use from retail shop (Class A1) to beauty and body tanning shop
(Class A2)
Conditionally Approved - 13.03.1998

990340/W - Change of use from retail shop (Class A1) to tea rooms
Withdrawn - 20.04.1999

13/01068/FUL - Change of use from A1 retail to a flexible mixed use including A1, A3
cafe/restaurant & A5 hot food takeaway. Installation of extraction flue to rear
Withdrawn - 10.09.2013

Land Uses in the Local Centre



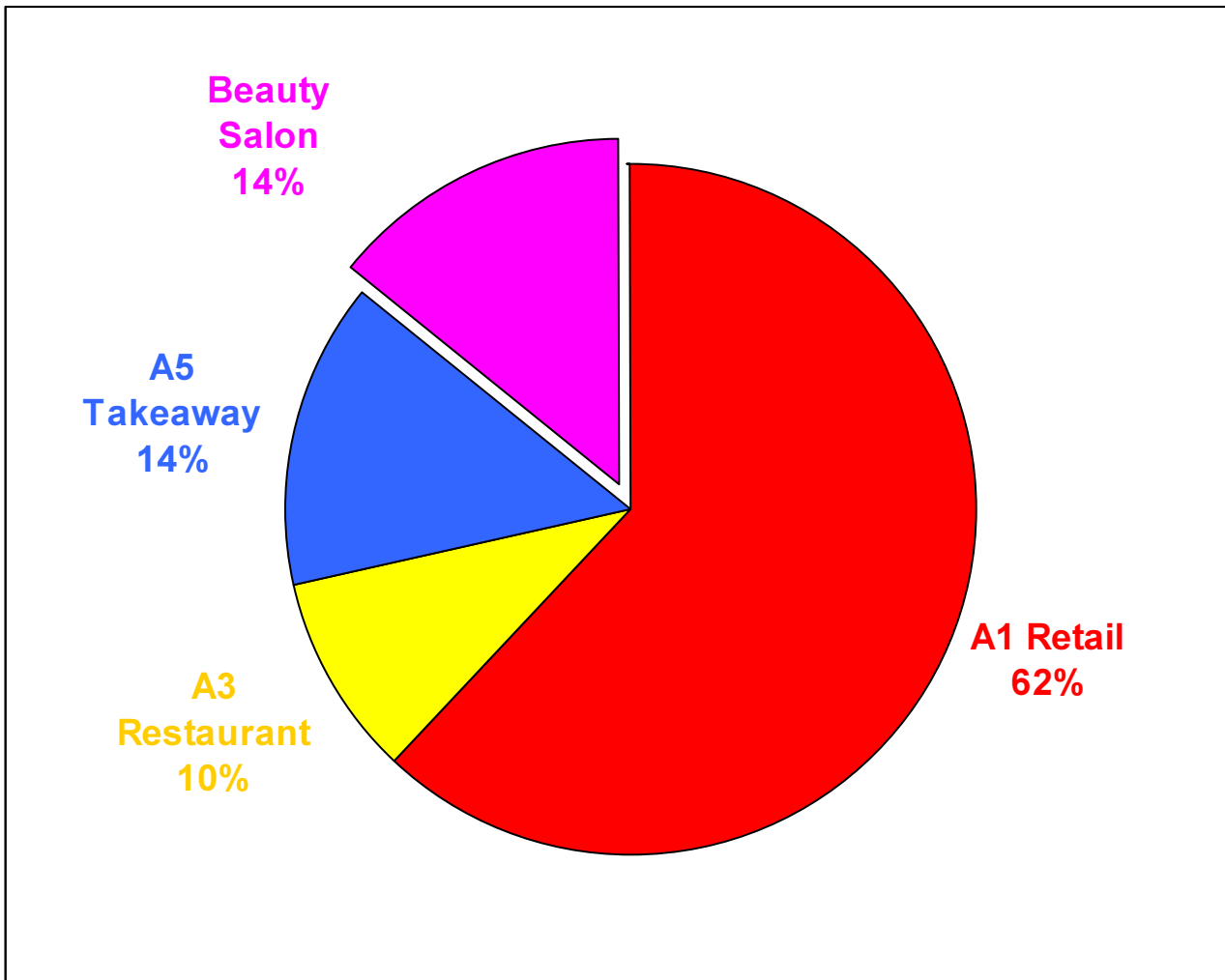
367A Winchester Road
14/00304/FUL
Appendix 3

Survey date: 25th Feb 2014

Existing Land Use

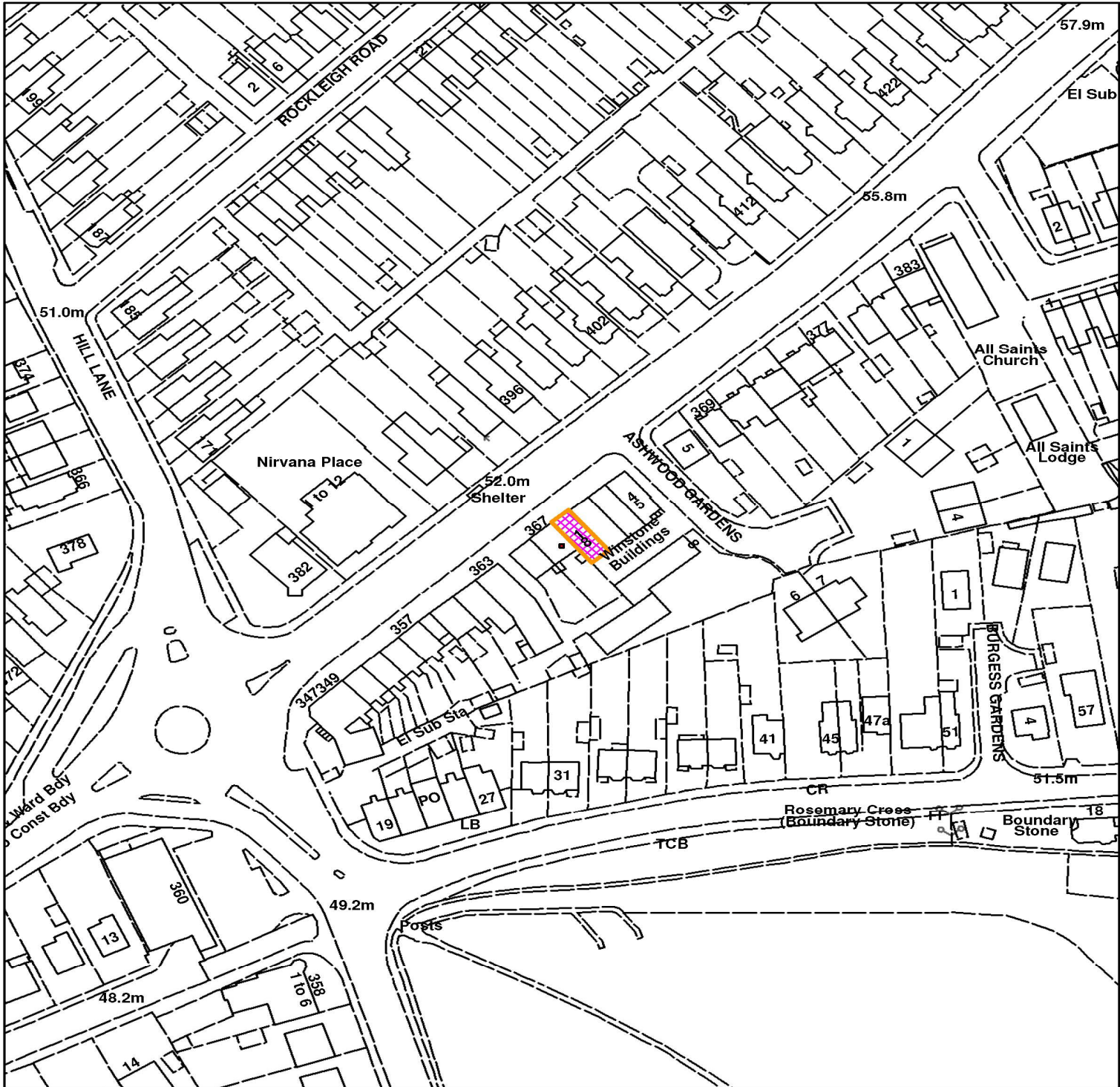
- A1 Retail
- A3 Restaurant
- A5 Take-away
- Beauty Salon

Land Use distribution if permission is granted



367A Winchester Road
14/00304/FUL
Appendix 3

14/00304/FUL



Scale: 1:1,250

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