

1.0 **The Proposal**

1.1 This is a retrospective application which seeks planning permission for the change of use of an existing outbuilding to hair dressing salon. The converted outbuilding is located in the rear garden of no 33 Sandleigh Road, a previously extended detached bungalow situated in a predominantly residential area of Dry Sanford. There is currently off-street car parking at the front and to the rear of the property.

1.2 A copy of the plans showing the application site is attached **Appendix 1**.

1.3 This application comes to Committee as the Parish Council objects.

2.0 **Planning History**

2.1 There have been a number of planning applications submitted on this site between 1981 and 1991 for alterations and extensions to the existing property. The most relevant was the granting of planning permission in April 1981 for the erection of a domestic workshop in the rear garden now the subject of this application.

2.2 A similar scheme to what is now being proposed was refused and allowed at appeal for a single storey extension to accommodate a hairdressing service on land at the rear of No. 63, Oxford Road, Abingdon on 22nd June 1992. Application No: ABG/10484/5.

3.0 **Planning Policies**

3.1 Policy E22 of the adopted Local Plan seeks to ensure that proposals for working from home do not harm the local environment or residential amenity (in terms of noise, dust, smell, traffic, parking, loss of privacy or changes to the visual appearance of the property).

3.2 Policies DC1, DC5 and DC9 seek to ensure that all new development is of a high standard of design, does not cause harm to the amenity of neighbours (in terms of noise, smell and other forms of pollution), and is acceptable in terms of highway safety.

4.0 **Consultations**

4.1 St Helen Without Parish Council have objected to the application stating:
“Proposal conflicts with Adopted Local Plan Policy E22 parts (i), (ii) and (iii) due to the likely traffic generation, additional parking and the introduction of retail use into a residential area”.

4.2 One of the local members is concerned that this may become a separate dwelling and that it will set a precedent.

4.3 County Engineer – no objection, subject to conditions.

4.4 One letter of objection has been received from a local resident stating the following concerns: extra parking of vehicles on the road, grass verges and blocking of pavements; extra living accommodation in the outbuilding; loss of privacy; precedents being set; residential area becoming too commercial; additional traffic; and the Council allowing bungalows in the area being demolished and replaced with houses.

5.0 **Officer Comments**

5.1 The main issues in this case are considered to be: 1) the principle of the development in this location; 2) the impact of the proposal on the character and appearance of the locality; 3) the

impact of the proposal on neighbouring properties; and 4) highway safety and parking arrangements.

- 5.2 On the first issue 33, Sandleigh Road is located within a predominantly residential area. The wife of the applicant currently runs a mobile hairdressing business on her own from her home and works four days a week. She sees between ten and fifteen clients a week. It is the intention that she will have a separate telephone line and bank account for the business. The use of the building by the applicant can be restricted to personal use – see Condition 3 below. Planning policies allow for people to work from home as highlighted in Policy E22 above. The principle of this proposed use in this location is therefore considered acceptable.
- 5.3 The physical alterations to the outbuilding include conversion into a fully fitted hair dressing salon, a small kitchen, a shower room and a bedroom. Externally the outbuilding has been rendered and painted white with two patio entrance doors and two window openings located on the front elevation facing the rear garden of 33 Sandleigh Road. Officers consider that no harm is caused to the character or appearance of the area.
- 5.4 Turning to the third issue, the impact upon neighbouring properties. Officers consider that no undue harm is caused to those properties adjacent to the application site arising from the arrival and departure of customers, both on foot and by car. However, the hours of use of the proposal can be restricted - see condition 2 below.
- 5.5 Finally, on the last issue, parking and traffic, the County Engineer has no objection to the proposed use in this location. The impact on highway safety has been assessed carefully, and the proposed use is considered to be acceptable.

6.0 **Recommendation**

6.1 *That planning permission be granted subject to the following conditions:*

1. *HY26 – Parking Plan required*
2. *The use hereby permitted shall not take place before 9 am on Mondays to Saturdays nor after 6 pm on Mondays to Fridays and 2 pm on Saturdays , nor at all on Sundays or Bank or Public Holidays without the prior approval in writing of the District Planning Authority.*
3. *This permission shall enure for the benefit of the applicant only and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land.*