

APPLICATION NUMBER: 23/00393/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00393/FUL	Rosalind Gralton	18 January 2024

Address: Quarry House Healey Lane Rochdale OL12 0SX

Proposal: Change of use of domestic garage to salon, and erection of single storey side extension for salon use including reinstatement of side gate.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	N
-----	--	---

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	APPROVE SUBJECT TO CONDITIONS
----------------	-------------------------------

CHECKED AND SIGNED OFF BY: LA

DATE: 18.04.24

SITE

The site relates to Quarry House, a domestic residential dwelling.

The property as existing benefits from various extensions including a single storey extension to the front elevation. The property is accessed from the west via a vehicle access gate

The property has an attached garage as existing to the western side of the house.

The curtilage of the dwelling includes large areas of hardstanding.

It is noted that excavation works including construction of a retaining wall have recently been carried out relating to the adjacent area of hardstanding to the east of the house, beyond the access gate. An existing detached structure (presumably a garage) was located in this location previously.

PROPOSAL

Planning permission is sought for the change of use of the internal garage from a dwellinghouse (Class C3) to a beauty salon (Class E).

Permission is also sought for a single storey side extension of the garage to accommodate additional space within the proposed beauty salon. A pedestrian gate is also proposed to provide access to customers to the beauty salon. Two rooflights are proposed on the garage extension area and two rooflights would be placed on the existing garage roof. The garage door would be bricked up and two windows would be sited in its place. High level glazing is proposed across the building and stone lintels and sills would match the existing dwelling.

22sqm of space would be created as a result of the extension. The salon would be a total of 50sqm in floorspace.

The application is supported by a planning statement, stating the salon would be operated by one employee, and clients would be treated on a one to one basis, with four to six clients expected per day of opening.

No commercial extractor fans are proposed.

Opening hours are proposed as follows:

Monday-Friday 09:30-17:30 with 'one or two evenings mid-week to 20:00'
Saturdays 09:30-15:30

No details regarding Sundays and Bank Holidays are provided.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 – Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1 – Delivering a more prosperous economy

E1 – Establishing thriving town, district and local centres

SO3 – Improving design, image and quality of place

P1 – Improving image

P3 – Improving design of new development

SO5 – Improving accessibility and delivering sustainable transport

T2 – Improving accessibility

DM1 – General development requirements

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

83/D15489 – Conversion of two barns to residential use - Approved

01/D39006 – Single Storey extension - Approved

14/00826/CPL – Application for a certificate of lawfulness for a replacement sun room – Refused

14/01075/HOUS - Erection of single storey extension to form replacement sun room and porch in front elevation of dwelling – Approved

CONSULTATION RESPONSES

Highways And Engineering

The main Highways consideration for this application is parking provision.

The application indicates that 6 parking spaces will be provided and the Planning Statement refers to a parking arrangement drawing, however it does not appear that a parking layout for 6 vehicles has been provided. If the applicant can demonstrate that 6 viable parking spaces can be provided then Highways would raise no objection on this issue..

From the submitted plans the size of the development would not generate excessive amounts of servicing and the “parking area” has direct access from Healey Lane which is adopted highway.

If approved the development should not have any impact on road safety or highways capacity.

Subject to the provision of parking spaces Highways raise no objection to this application and request no specific planning conditions.'

Env Health - Noise/Odours

This section has no objection to the proposals

REPRESENTATIONS

The application was publicised by way of neighbour notification and site notice. One representation was received and the concerns raised are as below:

- How will vehicles approaching the salon navigate the narrow access road into the property
- Concern over the volume of traffic
- Concern how vehicles would manoeuvre on an un-adopted road and associated costs with this
- Increase in traffic flow along Healey Lane
- Healey Lane is a single track road
- Damage to adjacent properties and Healey Lane during construction
- A smaller refuse collection vehicle is used for Quarry House due to the width of Healey Lane as existing
- Impact on the flow of traffic on the busy A671 road.
- No guarantee or security that only one operative would remain in place when permission is granted

Comments are considered within the analysis section of the report and addressed where relevant in the 'Neighbour representations response' section of this report.

ANALYSIS

Principle of development

The application seek permission for the change of use of an integral garage for the use as a beauty salon. The application confirms that there would be a maximum of eight customer a day and there would be one full time staff member, assumed to be an occupant of the adjacent dwelling. Planning permission is also sought for the extension of the integral garage, which would extend the proposed salon area, subject to approval of the change of use.

Policy E1 of the Core Strategy seeks to focus retail, leisure, cultural, office, residential and other development to promote the viability and vitality of the boroughs town centres. It is recognised that the beauty salon is a recognised town centre use however, with the scale proposed it is on the threshold of requiring planning permission. Working from home does not always require planning permission. It is a matter of judgement as to when planning permission is required but if it is considered ancillary/incidental to the main residential planning permission is not normally required. In this instance planning permission has been sought and the application form identifies one full time employee, indicating that just the property owner would be working at the site. On this basis the application has been accepted but it is considered that the operations undertaken in the beauty salon as proposed would be relatively minor and not impact on the vitality or viability of the nearest local centre.

The property would operate with a locked door still retaining access to the adjoining house, customers would access very much in the same way guests to the house would, albeit with a private pedestrian gate rather than the vehicle gate.

For the reasons above, the proposed development is acceptable in principle.

Design and residential amenity

This application is for a business use and the proposal is effectively in a residential property and curtilage, as such many of the considerations relating to the change of use will be similar to if a domestic extension were constructed.

Relevant policies include;

Policy P3 of the Rochdale Core Strategy states that all new developments, regardless of location in the borough will 'adhere to high standards of design, enhancing the borough's identity, respect context, have regard to scale, materials...'

Policy JP-P1 of the Places for Everyone Joint Development Plan states that developments should have a clear identity that, *'respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used'*.

The proposed extension would increase the internal floorspace of the proposed salon by 22sqm. The extension would have a single pitched roof with a southern end gable, and the single pitch would be sited 40cm below the pitch of the adjoining existing garage, and therefore, given the step back, a blank wall would project approximately 800mm above the retaining wall to the north. The gable end would be in keeping with the scale of the main property.

Given the existing boundary wall to the north of the site, the projecting pitch would not be considered overbearing on passers-by or residents of Healey Barn House to the north.

Glazing is proposed to the front (southern elevation) and side, with the existing single storey garage converted with the door removed and bricked up, with windows replacing the door. Given the large private curtilage, it would not be considered the proposals would have any overlooking impact on any adjacent neighbours.

As such, the proposal is in accordance with Policies P3 of the Rochdale CS, Policy JP-P1 of the Places for Everyone Joint Development Plan, and policies contained within the NPPF.

Consideration also needs to be given to the proposed business activities proposed. In this regard the application proposes that the building be used as a beauty salon with the following opening hours:

Monday-Friday 09:30-17:30 with 'one or two evenings mid-week to 20:00'

Saturdays 09:30-15:30

No details are provided of bank holidays and Sunday opening hours.

The Council's Public Protection Officer has been consulted on the application and confirmed no objections to the application. Given use is one of the quietest commercial uses, in relation to odour or noise, there would be no material change than what can be expected of a private dwellinghouse, and the proposed business is limited in scale, it is not considered a condition would be necessary (as defined within Paragraph 56 of the NPPF) to limit the hours of operation.

It is noted that the applicant confirms there is one owner operator which is the occupier of Quarry House. With a planning condition, the LPA acknowledges that in

future this could change and therefore potentially intensify the use and impact upon the occupiers of Quarry House and potentially wider neighbouring properties. As such it is necessary to limit the occupation of the business use approved to the occupiers of Quarry House.

The LPA also note that given the nature of the business, it will likely operate on an appointment only basis, thus ensuring activities associated with the business are limited.

Given due consideration to the above it is considered that the business activities associated with the operation of a beauty salon would be acceptable and not result in any undue disturbances to neighbouring residents.

Highway safety

Policy T2 of the Core Strategy requires that development comply with the Council's car parking standards and policy DM1 requires that development provides satisfactory vehicular access with adequate parking, manoeuvring and serving arrangements, taking into account the proposed use and location. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Highways officers were consulted on the proposals. Concerns were raised that regarding the parking plan drawing, it is annotated with parking for 6 cars to this area, rather than formalised parking spaces drawn on the plan. Following the case officer's visit to the site, an adequate amount of room for parking is provided in this area. Additionally, given the nature of the business being for a one to one nature, even if a crossover of customers were to arise, it is unlikely six parking spaces would be required. Additionally, given the ample existing parking on site for the occupants of the property, it is not considered parking would be considered unacceptable in this instance.

The case officer is aware of neighbour representations stating concerns regarding the access from Healey Lane into the property and the parking area.

The parking area has direct access from Healey Lane the adopted highway, and the size of the development would not result in excessive amounts of servicing. The parking plan would be secured via condition and a condition will be secured to ensure parking is available at all time and no storage of materials is located in this area.

It is not considered the increase in movement of vehicles along Healey Lane would be unacceptable

Officer responses to neighbour representations

It is noted concerns regarding servicing, and the construction of the extension as a result of its access from Healey Lane.

Damage to neighbouring properties during construction is covered by separate legislation, and not a material planning consideration.

It is noted the comment regarding smaller refuse vehicles are used for Quarry House, and surrounding properties, for presumably domestic residential refuse collections, due to the width of Healey Lane. It is noted within the submitted planning statement, a commercial refuse contract will be arranged for waste. When consulting the Council's Highways team, no concerns were raised regarding the servicing of the

use, and therefore it would not be considered necessary, in line with the requirements of Paragraph 56 of the NPPF, to secure a servicing method statement by condition, in order to secure a vehicle of a specific width to service the proposed salon.

A comment was submitted concerned that upon receiving permission, there would be no guarantee only one operative would remain in place when permission is granted. As stated earlier within the report, the operator is an occupier of the adjoining dwelling and this is secured by a planning condition.

While the employee numbers of this salon could be conditioned, this would fail to comply with the requirements of Paragraph 56 of the NPPF. As noted within the residential amenity section of this report, the salon room is limited in size, so it is unlikely a significant number of staff would be required. Planning permission would be required to expand the premises further should additional treatment space be required. In the instance even a second employee was hired on this premises, given the one to one nature of treatments, even with a crossover of clients, it is unlikely this would result in the proposal being unacceptable on residential amenity grounds.

RECOMMENDATION

Approve subject to conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The permission relates to the following plans:

- Proposed Garage Conversion & Extension – 22.3010.2D
- Proposed Garage Conversion & Extension – 22.3010.3B
- Site Location Plan

And the development shall be carried out in accordance with these drawings hereby approved.

Reason: for the avoidance of doubt, and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The areas identified for parking on drawing 'Proposed Garage Conversion & Extension – 22.3010.3B' shall remain available for the parking of vehicles and be free of obstruction.

Reason: In the interests of highway safety and to prevent excessive parking on the highway and to accord with policy DM1 of the Core Strategy and the National Planning Policy Framework.

4. The business (salon) use hereby approved relates solely to the garage conversion and single storey extension, and no other part of Quarry House.

Reason: In the interests of residential amenity and highway safety in regards to car parking.

5. The occupation of the business (salon) hereby approved shall be limited to the occupier of the adjoining residential dwelling Quarry House.

Reason: To protect the residential amenity of the occupier of the adjoining dwellinghouse, Quarry House.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Report Author Rosalind Gralton