

5 DCCW2004/0880/F - CHANGE OF USE FROM HAIR SALON TO OFFICE AT 13 HOLMER STREET, WHITECROSS, HEREFORD**For: G. Jaques, First Key, Holmer Road, Hereford, HR4 9RX****Date Received: 23rd March 2004****Ward: St. Nicholas****Grid Ref: 49688, 40307****Expiry Date: 18th May 2004**Local Members: Councillor Mrs. E.M. Bew
Councillor Miss F. Short**1. Site Description and Proposal**

- 1.1 The application site comprises a vacant business unit of approximately 65 sq. metres positioned on the south-east side of Holmer Street within an Established Residential Area. To its north side is a further business unit occupied by a hairdressers. To the south, east and west are residential properties.
- 1.2 The permitted use of the application site is a beauty salon, although historically it was offices and stores.
- 1.3 The proposal is to change the use of the premises to offices to be occupied by SCOPE, a charitable organisation supporting disabled people in both registered and domiciliary care. Some internal reorganisation of the building would be required although external changes are limited to a new front door and shallow ramp by the front entrance to enable safe wheel chair access. The unit has no parking facilities.

2. Policies**2.1 Hereford Local Plan:**

Policy ENV15	-	Access for all
Policy H12	-	Established residential areas
Policy H21	-	Compatibility of non-residential uses

2.2 Herefordshire Unitary Development Plan: (Deposit Draft):

Policy S1	-	Sustainable Development
Policy DR2	-	Land Use and Activity

3. Planning History

- 3.1 H/P/20791 - New offices and store to replace existing offices and store - approved 15th November 1977.
- 3.2 HC/890669/PF/W - Change of use from business system and office equipment to beauty salon - approved 21st December 1989.

4. Consultation Summary

Statutory Consultations

4.1 There are no statutory consultations.

Internal Council Advice

4.2 Head of Transportation : No requirements.

4.3 Head of Environmental Health & Trading Standards : No requirements.

5. Representations

5.1 Hereford City Council : No objections.

5.2 Letters of objection have been received from 15 and 17 Holmer Street and 2 Windsor Street summarised as follows:

- parking will be required for up to 10 staff, including disabled parking spaces;
- lack of parking will lead to on street parking/turning and nuisance and inconvenience to nearby residents and other users of the highway;
- fire escape at rear would require ramp onto adjoining property to which objection would be raised;
- when fire escape is propped open, nuisance is caused to adjoining residents.

5.3 In support of the application, the applicant makes the following points:

- Full time staff at the offices amounts to two managers, while a part time administrator and part time secretary alternate;
- visitors to the office who include service users and staff would use public transport and taxis which would simply drop them off and go, therefore not causing a parking issue;
- there would be no mini buses kept at the premises or accessing the area;
- staff would be respectful to residents;
- disabled fire escape would be by means of a new double door at the front of the premises. The rear exit is really for the neighbouring hairdressers.

5.4 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The main issues in this case are the suitability of the premises for the intended use and its impact on highway safety and residential amenity.

6.2 The site lies within an Established Residential Area where Policy H12 of the Local Plan requires environmental character and amenity to be safeguarded or enhanced. Policy H21 relates specifically to non-residential development requiring it to be compatible with adjacent residential uses, in particular in terms of amenity and highway safety.

6.3 The site supports an established business unit which historically was occupied by offices. The proposed use would return the unit to office use and, consequently, no objection is seen to this as a matter of principle.

- 6.4 The unit has no parking facilities and has never had any parking facilities. Inevitably this will lead to some on-street parking associated with the use. However, as this is a city location and a relatively low key proposal, and having regard to the likely similar levels of activity which would be generated by continued use as a beauty salon, an objection based on inadequate parking and resulting nuisance would not amount to a sustainable reason for refusing planning permission in this case.
- 6.5 The applicants have stated that they have no intention of modifying the rear emergency exit or using it for any purpose other than as an emergency exit. Under the Building Regulations the unit is not large enough to require two emergency exits as the front entrance is adequate for the purpose, although some internal re-ordering will be required and this will be drawn to the attention of the applicants by way of an informative. Notwithstanding this, the use of the neighbour's garden as an escape route is in any event a private matter between the applicants and the neighbour concerned.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in all respects strictly in accordance with the approved plans received by the local planning authority on 23 March 2004.**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

Informatives:

- 1 This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.**
- 2 The applicant is advised that, to satisfy the Building Regulations, it will be necessary to isolate the kitchen area from other parts of the building, this requiring a corridor or lobby to be formed between the front office, rear office, toilet and kitchen area.**
- 3 The decision to grant planning permission has been taken having regard to the policies and proposals in the Hereford Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:**

ENV15 - Access for all

H12 - Established Residential Areas

H21 - Compatibility of non-residential use

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.