

**6 DCCE2005/1399/F - CHANGE OF USE OF SINGLE ROOM (CLOAKROOM) FROM RESIDENTIAL TO HAIRDRESSING BUSINESS, 205 ROSS ROAD, HEREFORD, HEREFORDSHIRE, HR2 7RR****For: Mrs. S. Lewis, 205 Ross Road, Hereford, HR2 7RR****Date Received: 21st April, 2005    Ward: St. Martins & Hinton    Grid Ref: 50697, 38305**  
**Expiry Date: 16th June, 2005**

Local Members: Mrs. W.U. Attfield, Councillor A.C.R. Chappell and R. Preece

**1. Site Description and Proposal**

- 1.1 205 Ross Road is a semi-detached dwelling located within the Established Residential Area of Hereford City. The proposed dwelling is situated in a roadside position to the south of Ross Road at the junction with Bradbury Close.
- 1.2 The proposed dwelling was originally a guest house, later approved for a change of use to a domestic dwelling. This application seeks planning permission to change the use of a single room from residential to accommodation for a hairdressing business. No external alterations are proposed.

**2. Policies**

## 2.1 Hereford Local Plan:

ENV14	-	Design
H12	-	Established Residential Areas – character and amenity
H13	-	Established Residential Areas – loss of features
H21	-	Compatibility of Non-Residential Uses

## 2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft);

S1	-	Sustainable Development
S2	-	Development Requirements
DR1	-	Design
E9	-	Home Bases Businesses

**3. Planning History**

- 3.1 CE1999/2238/F - Change of use to domestic dwelling. Approved 9th September, 1999.

**4. Consultation Summary**Statutory Consultations

- 4.1 None

Internal Council Advice

- 4.2 Traffic Manager: No objections. Adequate parking is considered to exist within the curtilage to provide a space for the hairdressing salon plus spaces for the dwelling.

**5. Representations**

- 5.1 Hereford City Council: Recommend refusal as the proposed development will prove detrimental to the amenities of the residential area in which the property is situated and due to the lack of on site parking facilities for prospective customers.
- 5.2 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 key considerations in the determination of this application are as follows:
- (a) Principle of development;
  - (b) Impact on the character and amenities of the residential area; and
  - (c) Adequate parking space and facilities.

Principle of development

- 6.2 Hereford Local Plan Policy H21 indicates that small businesses operating from home will be permitted if the business operation will not lead to adverse impacts upon residential amenity or the character of the area through its scale, nature of operations, access and parking provision, noise or traffic generated including visitors, staff and deliveries and the appearance of the building is not materially altered. This position is echoed in the emerging Unitary Development Plan (Revised Deposit Draft) Policy E9 it is therefore considered that the proposal is acceptable in principle in relation to the current development plan policies.

Character and amenities of the residential area

- 6.3 This application seeks planning permission to change the use of a single room from residential use into a hair salon as a home based business. Although no history has been identified, it is believed that the existing two-storey side element is a later addition to the original dwelling. This application proposes to convert a room on the ground floor within this extension into a hair salon business. It is considered that the loss of a single room will not adversely impact upon residential amenities within the house and the size of the proposed room will be acceptable in scale to run the small business proposed. The applicant intends to run the business as a low profile home based business, and no external alterations are proposed as part of this development. Restrictive operating times have been agreed with the applicant. It is therefore considered that with appropriate conditions applied, the proposed development will not adversely impact upon the residential character of the area or have an adverse impact upon the residential amenities within this established residential area.

Parking space and facilities

- 6.4 It is acknowledged that a home-based business will increase the volume of traffic in the locality to a degree and Hereford City Council have raised a concern over the lack of

on-site parking facilities for prospective customers and the residents within the existing curtilage. That said it is considered that with appropriate conditions applied, adequate parking will be secured in perpetuity without detriment to highway safety and the Traffic Manager is satisfied with the arrangements.

#### Conclusion

- 6.5 The main concern of this application is whether the proposal will have an adverse impact upon the amenities of the residential area. It is considered that this low profile home based business will not prove detrimental to the character or amenities of the existing residential area. It is noted that no local objections have been received.
- 6.6 It is considered that the proposed development is in accordance with the relevant planning policies; and with appropriate conditions applied, it will ensure that the proposed development represents an acceptable form of development.

#### **RECOMMENDATION**

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

- 1. A01 (Time limit for commencement (full permission))**

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

- 2. A06 (Development in accordance with approved plans)**

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

- 3. E01 (Restriction on hours of working)**

**Reason: To safeguard the amenities of the locality.**

- 4. E10 (Use restricted to that specified in application)**

**Reason: To suspend the provisions of the Town and Country Planning (Use Classes) Order currently in force, in order to retain control of the specific use of the premises in the interest of local amenity.**

- 5. The use hereby permitted shall only be conducted from the ground floor as indicated on the ground floor plan received by the local planning authorities on 31st May, 2005.**

**Reason: To restrict the business activity to a limited floor area in the interests of residential amenity.**

- 6. The parking facilities associated with the application site shall be retained and kept available for such use.**

**Reason: To ensure adequate off street parking arrangements remain available at all times.**

**Informatives:**

1. **N03 - Adjoining property rights**
2. **N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.