

DELEGATED DECISION REPORT

SMD/2024/0192
Valid 24/05/2024

7 TRAVIS WAY
BLYTHE BRIDGE

**ERECTION OF AN INSULATED
SINGLE STORY TIMBER
BUILDING TO BE USED FOR
BUSINESS PURPOSES.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways impact
- Environmental Health

DESCRIPTION OF SITE

A three-storey (third floor accommodation is within a dormer roof), semi-detached, brick and tile dwelling sitting within a new residential development in Blythe Bridge. The dwelling is set back from the rear edge of the pavement, benefits from a detached garage and has rear paved, garden and decking areas at the rear of the house. Boundaries are marked by timber fencing panels. There are no significant land level variations within the site and the property is surrounded by other residential dwellings.

For the purposes of planning policy consideration the application site is located within the Blythe Bridge Development Boundary. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The erection of a detached, timber garden building at the rear of number 7 Travis Close for use as a hairdressing salon. The applicant has confirmed no other beauty treatments are to be offered. The submitted plans show the proposed building as having a 3.5m x 3.5m footprint and a shallow sloping roof with its maximum height at the front being 2.5m high. The plans show the proposed internal layout which includes customer chair, work station and wash area. The building is to be positioned in the rear garden behind the garage. Proposed opening hours are 10am to 8pm Monday to Saturday. In addition to the information contained on the application form the applicant has advised of the following;

- Only one customer at a time. Additional chair is due to the fact that some customers have children and sometimes they have to bring them along.
- Customers will park on the 2 bay driveway.
- Customer numbers vary. Some days one or two, other days five maximum spread between 10am and 8pm.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
SD4	Pollution and Water Quality
E1	New Employment Development
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands.

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Much planning history in respect of the residential development of the site. No planning history relating to the specific address.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

Three representations received which can be summarised as follows;

Support

- No objections provided structure does not cast shadow over neighbour's garden or visible above the garden fence.
- Email from a neighbour simply stating they support the application.

Object

- Permission for the site was for housing, not commercial.
- Approval will set precedence which will have a negative impact upon the originally approved travel plan.
- Hair salon can include unsociable operating hours.
- Opening hours have not been specified in the application.
- Concern over parking impact and number of vehicles on the street as it is already difficult for lorries/bin wagons to operate with cars parked on both sides of the street.

Forsbrook Parish Council: No representations received during the statutory consultation period.

Environmental Health: No objections subject to conditions.

Staffordshire County Council Highways:

Recommendation Summary: Acceptance
Site Visit Conducted on: 12-Jun-2024

Notes to Planning Officer: Application is for an outbuilding 3.5m x 3.5m for business use as a boutique salon for one client at a time. Site is in an existing, recently constructed residential area. Although application is for business use, this use as a salon will be low key. Parking is provided for residential uses, but one client at a time will be little different to having visitors. Opening hours are not stated but one client at a time will not be unsafe and will be highly unlikely to have a severe effect on the highway. Current records show that there were no Personal Injury Collisions on Travis Way or Levison Street within 50m of the property access in the previous five years.

Severn Trent Water: No objections subject to condition and advisory notes.

Waste Services (SMDC): No issues regarding waste collections.

OFFICER COMMENTS

Principle of Development

The application site is located within the Blythe Bridge Development Boundary. The area is identified as a Larger Village within Local Plan policy SS8. A broad range of developments can often be supported in principle within the larger villages, including proposals covering matters such as the development of community facilities, housing and, relevant to this application, meeting employment needs. Whilst much of Local Plan policy E1 relates to larger scale employment developments, the policy does provide in principle support for '*flexible working practices via home-working where there is no adverse impact on residential amenities, and allowing the development of live-work units on residential and mixed use sites.*' Policy E1 also encourages the '*provision for small-scale and start-up businesses.*' Whilst the adopted Local Plan does give support in principle for the type of development proposed at 7 Travis Way, this is subject to other material planning considerations being satisfied.

Design and visual impact

The proposed building is a detached structure with shallow sloping roof and full height glazed doors/windows. The building would have an external footprint of 3.5m x 3.5m with its roof varying between 2.2m high at the back and 2.5m at the front. It is understood that this would be a timber building which would have the general appearance of a garden summer

house/room. There are no concerns about the proposed appearance of the building, it would be a structure which would not appear out of place within the rear garden area of a residential dwelling. Wider visual impact is likely to be limited to surrounding dwellings and the structure itself would be subordinately sized in relation to the house, therefore there are no design nor visual impact concerns.

Neighbour amenity

The relatively modest size of the building and its location within the rear corner of plot, against boundaries of timber fencing, means that the building would not have any significant overbearing relationship upon any surrounding property. The structure is akin to a garden shed/outbuilding and is of relatively low height. The building is likely to be seen from surrounding dwellings but it will not have any overbearing/overshadowing impact. The main considerations in terms of neighbour amenity are whether the proposed salon use would be harmful to the living conditions of neighbours by considering matters such as noise.

It is evident that the size of the proposed salon building will limit the number of customers at the property to one at a time. The applicant has advised that the intended opening hours are anywhere between Monday – Saturday 10am until 8pm, that at the moment she usually works Monday, Tuesday and Thursday but that this could change due to matters including childcare and customer needs. The Environmental Health officer has no objections to the application and recommends a number of conditions. The proposed hours are considered acceptable due to the low level use and, together with the imposition of conditions which could include lighting control, deliveries, noise etc, it is not expected that this proposal would have any significant detrimental impact upon the amenity of neighbours. It is noted that the County Highways officer considers the intended use to be akin to having visitors.

Highways impact

The applicant intends for her existing two-car driveway to accommodate the vehicles of customers. The one customer at a time proposal means that there would be one additional vehicle at the property. The applicant has informed that the household currently has two vehicles but that there is normally only one on the drive but regardless of this the business use will only generate one more vehicle at various times of the day which is no different to a three vehicle family. The County Highways officer has no objections to the scheme, commenting that it would be highly unlikely for the scheme to have a severe effect on the highway.

Environmental Health

Neighbour amenity impact concerning noise and highways matters have been discussed above in the report. Other Environmental Health matters which have been considered by the Environmental Health officer include hours in which construction can take place, control of any artificial lighting to be used, potential plant/machinery noise, salon related delivery times and commercial waste, all of which can be controlled by suitably worded conditions.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Lisa Jackson

Recommendation Date: 19/8/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council