

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 December 2024

Application Number: 242293

Location: 9 Rowland Way, Earley, Wokingham, RG6 5TE

Proposal: Full application for change of use of the existing garden outbuilding to a beauty salon (use class Sui Generis). (Retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered (23.2GC.P02 RevA), (24.9RW.P01), received by the local planning authority on 31/10/2024 & 06/09/2024. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. External materials - Except where stated otherwise on the approved drawings and application form, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

3. Restriction of change of use - The area identified as 'Beauty Salon' on drawing titled 'Existing and proposed Outbuilding' within the outbuilding hereby approved shall be used only for purposes ancillary to the main dwelling, No. 9 Rowland Way, and for no other purpose than a beauty salon business (including any other purpose in Class E; of the Schedule to The Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The site is only suitable for the use specified because of the special circumstances of the site. Relevant policy: Core Strategy policies CP1 & CP3

4. Hours of use - The use hereby permitted shall not operate other than between the hours of 9am - 5pm Mondays to Fridays and shall not operate at all on Saturdays, Sundays or Bank or National Holidays.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. Client parking - The parking space labelled '1' on the submitted Block Plan shall be kept available for the parking of clients during the hours of operation for the beauty salon.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

6. Personal consent - The use hereby permitted shall be carried on only by Ankita Dhingra and shall be for a limited period being the period of which the premises are occupied by Ankita Dhingra. There shall be no other staff working at the beauty salon.

Reason: In granting this permission the local planning authority has had regard to the special circumstances of the case, and in the interest of the amenity of the area as there is no parking space available for other staff. Relevant policy: Core Strategy policies CP1 & CP3.

7. Time between appointments - There shall be a minimum of 15 minutes between the end of an appointment and the start of the next.

Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Recommendation and conditions/reasons agreed:



Date: 05/12/24

REMEMBER - The earliest date for a decision on this application is: **2 October 2024**