

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242293
Site Address:	9 Rowland Way, Earley, Wokingham, RG6 5TE
Expiry Date:	1 November 2024
Site Visit Date:	17 October 2024
Proposal: Full application for change of use of the existing garden outbuilding to a beauty salon (use class Sui Generis). (Retrospective).	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM8 - Restoration of Minerals and Waste Developments DM9 - Protecting Health, Safety and Amenity DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
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40250	Two storey side extension to provide breakfast room and study with master bedroom and ensuite above provision of double garage	Approved 31/03/1993
080350	Proposed erection of single storey side extension to provide conservatory (Demolition of existing double garage)	Approved 08/04/2008

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions

WBC Environmental Health – No objection subject to conditions

External

None

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	Two neighbours have commented on this planning application and their comments are summarised below: - What is the highway's departments view of on-street parking so close to the road junction? <i>Officer comments: No objection has been raised by the Council's Highway Officer. A condition is recommended to ensure that one of the parking spaces on the submitted Block Plan remains available for the parking of clients.</i> - What steps are taken to ensure the commercial business remains within the operating parameters outlined in the application? <i>Officer comments: If the commercial business is operating outside of its parameters, this should be reported to the Council.</i> - What are the social and economic benefits this application is claiming to deliver? <i>Officer comments: The proposal will allow the applicant to provide a professional service from her home, thus contributing to the local economy, and this will offer a local service to members of the community. However, in economic terms, this benefit is considered to have negligible to no weight so has not factored into the determination of this application.</i> - Can the council provide assurance this won't set a precedent and adversely impact the residential area? <i>Officer comments: It is not deemed that a precedent would be set, and additionally it is not deemed that this development would impact the residential area.</i>

APPRAISAL

Site Description:

The application site features a semi-detached property in a predominantly residential area of Earley. The site has a private rear residential garden and space for off-street parking.

Proposal Description:

This application seeks permission to change the use of the existing outbuilding, located within the rear garden, to be used as a beauty salon under use class Sui Generis. The beauty salon would operate by appointment only and there would only be 1 client at a time, additionally, there would be no other staff other than the homeowner's wife. The types of treatment provided will include facials, waxing, microneedling, semi-permanent makeup and threading.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

The brick built outbuilding has a flat felt roof and its appearance is appropriate for its siting within a rear residential garden. No physical changes are proposed to the existing outbuilding and therefore it is not deemed that the proposed change of use would impact the character of the area.

Policy CP3 of the Core Strategy states that development will be granted for proposals that do not lead to a loss of residential land. The change of use from a residential outbuilding to a beauty salon has resulted in a slight loss of residential land. However, the amount of land lost is only minor and it allows the owner to provide a business that is ancillary to the dwellinghouse. As the outbuilding is appropriate in terms of its mass, layout, height and materials, and as the proposed scale of the business is not excessive for a residential area, it is not deemed that the proposal's conflict with Policy CP3 of the Core Strategy would warrant refusal of the application.

Neighbouring Amenity:

The outbuilding does not raise concerns on neighbouring amenity grounds relating to overbearing, overlooking or loss of light.

To minimise the potential impact to neighbouring properties conditions are recommended to ensure that the applicant is the only employee of the salon. The

business should be run on an appointment only basis with a minimum of 15 minutes between the end of an appointment and the start of the next. Additionally, one of the off-street parking spaces will be left available for the parking of clients. This would ensure there is less disruption to neighbouring properties and would ensure there is sufficient parking for the clients that doesn't spill out onto the road.

Residential Amenity Space:

There is an appropriate amount of garden space remaining, and it is not deemed that the outbuilding overdevelops the site.

Highway Access and Parking Provision:

The WBC Highways officer has been consulted on this application. Following the submission of a revised block plan that shows space on site for the parking of 3 cars, and secured, covered cycle parking in the rear garden, the WBC Highways officer has no objection subject to conditions.

Conclusion:

Overall, no adverse harm has been identified and the proposal is acceptable. The application is therefore recommended for approval.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approved
Date:	4 December 2024
Earliest date for decision:	2 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	05/12/24