

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 24/09/2019 | Item No: 5.8 |
| Report Originator | Louisa Johnson Development Officer | Application No: KET/2019/0556 |
| Wards Affected | St. Peters | |
| Location | 30 Greenfield Avenue, Kettering | |
| Proposal | Full Application: Change of use of detached rear garage to therapy room with alterations to doors | |
| Applicant | Mrs R Misciali | |

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. The number of staff working within the use hereby permitted shall be limited to the applicant only.

REASON: In the interest of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. The use hereby permitted shall not be carried out outside the hours of:
Monday 11:00am - 2:30pm
Tuesday 9:30am - 2:30pm
Wednesday 11:00am - 2:30pm
Thursday 9:30am -14:30pm and 6:00pm - 8:00pm
Friday 12:00pm - 3:00pm
Saturday 9:00am - 5:00pm

The premises shall not be open at any time on Sundays or any recognised public holidays.

REASON: To protect the amenities of the occupiers of nearby properties in the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0556

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

KET/2013/0115 – Single storey rear extension – Approved 12/04/13

Site Visit

Officer's site inspection was carried out on 8 August 2019.

Site Description

The application site is located on Greenfield Avenue, the property is a two storey semi-detached red brick dwelling with a single detached garage.

Proposed Development

The application is for the change of use of the existing garage into a therapy room.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

One letter of objection has been received on the grounds that the proposal would worsen the existing parking problems on the road.

The letter also raised an issue regarding a covenant on their deeds which prevent a business being run from the property, however this is not a planning matter.

5.0 Planning Policy

National Planning Policy Framework (NPPF) 2019:

Policy 2: Achieving a sustainable development

Policy 12: Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1: Presumption in favour of Sustainable Development

Policy 8: North Northamptonshire Place Shaping Principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Impact on the character and appearance of the area
3. Residential amenity
4. Parking

1. Principle of Development

The application seeks a change of use of the existing garage to a therapy room.

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area. Paragraphs 56, 58 and 64 of the National Planning Policy Framework also recognise that good design is a key aspect of sustainable development and supports development which establishes a strong sense of place and responds to the local character, reflecting the identity of local surroundings and materials.

While the proposal would result in the loss of a residential garage the rest of the property and garden would remain in a residential use, therefore it is considered that the proposal would not result in the loss of a residential unit.

Subject to detailed consideration of the impact of the use and works, having an acceptable impact on the character and appearance of the area and residential amenity the development is considered acceptable in principle.

2. Impact on the character and appearance of the area

The site is located on 30 Greenfield Avenue, Kettering. The proposal is for a change of use of the existing residential garage to a therapy room. The proposal would involve the removal of the existing garage door and its replacement with French doors, the removal of an existing pedestrian door in the side elevation and the sub-division of the garage into two rooms.

The proposed therapy room would be used for holistic therapy and the treatments offered are massage, Indian head massage, reflex zone therapy, facials, reiki and ear candling. The proposed hours of operation are:

Monday 11am - 2.30pm
Tuesday 9.30am - 2.30pm
Wednesday 11am - 2.30pm
Thursday 9.30am - 14.30pm / 6 - 8pm
Friday 12 midday - 3pm
Saturday 9am - 5pm
Sunday Closed

The business would have one therapist (the applicant) and as such would only have one client at a time with potential for two clients on site with one arriving and one departing.

The proposed installation of French doors to replace the garage doors would have a residential appearance and as such it is considered that the proposal would not have a detrimental impact on the residential appearance of the area. Given the quiet nature of the proposed therapies and the low number of customers visiting the site, it is considered that the proposal would not have a detrimental impact on the residential character of the area.

Overall the proposal will have an acceptable impact on the character and appearance of the area and accords with the relevant parts of Policy 12 (NPPF) and Policy 8 (NNJCS).

3. Residential Amenity

Policy 8 of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

The site shares a side boundary with 32 Greenfield Avenue, the existing garage is on the boundary with this property. Given the quiet nature of the proposed therapies, that there would be one therapist and the low number of customers visiting the site, it is considered that the proposal would not have a detrimental impact on the amenity of 32 Greenfield Avenue subject to conditions restricting the number of staff to one and the hours of operation.

The site shares a side boundary with 28 Greenfield Avenue; the garage is located on the other boundary 6m from the boundary with no. 28. Given the quiet nature of the proposed therapies and the low number of clients, it is considered that the proposal would not have a detrimental impact on the amenity of 28 Greenfield Avenue subject to the above conditions.

The site backs onto the former convent site which has permission for residential properties and is currently under construction, the site will eventually back onto residential properties. The garage is approximately 14.5m from the rear boundary and given the quiet nature of the proposals it is considered that it would not have a detrimental impact on future residential properties to the rear.

Therefore it is considered that there will be no unacceptable impact on the amenity of neighbouring residents through this proposal, subject to conditions restricting the number of staff to one and the hours of operation, in accordance with policy 8 of the NNJCS.

4. Parking

An objection has been received on the grounds that the proposed use would worsen the existing parking problems.

The site has space for one car to the front of the property, the applicant has advised that this will be kept free for clients to park. Given that there would be up to two clients on site at one time (one arriving and one departing) and one therapist (the applicant), it is considered that the proposal would not result in a significant level of additional parking beyond that which could be expected for a residential property.

Therefore it is considered that the proposal would not have a significant impact on parking provision on Greenfield Avenue in accordance with policy 8 of the NNJCS.

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area, residential amenity and parking. Subject to conditions the proposed development is acceptable and recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: