

Application Number: **06/23/0472/F**- [Click here to see application webpage](#)

Site Location: 3 The Fairway, Gorleston, Great Yarmouth NR31 6JS

Site Location Plan: See Appendix 1

Proposal: Conversion and change of use of integral garage to use as hair salon;  
Alterations to front of dwelling – replacing garage door with full height windows

Applicant: Mrs S J Allen, 3 The Fairway, Gorleston, Great Yarmouth NR31 6JS

Case Officer: Mr R Tate

Parish & Ward: Gorleston Ward

Date Valid: 07-07-23

Expiry / EOT date: 01-09-23

Committee referral: Connected application: The applicant is related to a Council member of staff.

**SUMMARY OF RECOMMENDATION:****Approve subject to conditions.****1. The Site**

- 1.1 3 The Fairway is a detached dwelling located on the western side of The Fairway, a residential cul-de-sac located to the southern end of Gorleston. The area is residential in character comprising large, detached dwellings dating from circa 1970.
- 1.2 The subject dwelling is neighboured by no.4 The Fairway to the south. A single storey flat roof garage separates the subject dwelling from the neighbouring dwelling, giving an approximate 7 metre gap between the houses.
- 1.2 The site visit revealed that works have commenced on the development, with the garage door already having been removed and replaced by the 3-bay floor-to-ceiling window in the manner shown on the proposed plans. It should be noted however that as no material change of use has taken place yet, and the materials used are in keeping with those of the existing dwelling, the works undertaken would likely be considered permitted development under Schedule 2 Class 1 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**2. The Proposal**

- 2.1 The application seeks conversion and change of use of the integral garage to use as a hair salon. These works include the replacing garage door with full height windows.

**3. Site Constraints**

3.1 The site is within the development limits defined by GSP1.

#### 4. Relevant Planning History

4.1 None applicable

#### 5. Consultations

##### 5.1. Statutory Consultees

<b>Consultee: Local Highway Authority (NCC)</b>		<b>Response: No objection</b>
<b>Comments:</b> <p>It would appear from the information provided that the scale of the proposal would restrict the number of clientele at any one time, and it is noted that, if approved, an appointment only system would operate.</p> <p>The property does have off-street parking provision albeit the loss of the garage would reduce that and I question as to whether the present provision could accommodate four cars as suggested in the supporting documentation. Whilst the proposal would therefore give rise to increased on-street [parking], this is more likely to give rise to social issues rather than any overriding highway safety concerns.</p> <p>Accordingly, in highway terms only, whilst I do not consider I could sustain an objection to this application, the LPA may wish to consider the comments above in terms of any displaced parking and may wish to condition any grant of consent to use by appointment only.</p>		
<b>Officer comment / response:</b>	<p>The supporting statement details that the service would operate on an appointment only basis with two customers being able to be styled at the same time.</p> <p>However, there are only 3 parking spaces available at the property at any one time, for which parking for two customers would likely cause overspill into the surrounding street.</p> <p>There is an existing low level of on-street parking and no parking restrictions in place at the site address. The proposal could lead to an increase in off-road parking pressures, but this is unlikely to be severe and the lack of on-site parking would not justify a reason for refusal.</p>	
Any relevant Condition / Informative note?	A condition ensuring that the salon operates on an appointment only basis should be imposed to allow time between appointments, however this would be imposed to address amenity impacts rather than highway safety concerns.	

##### 5.2. Internal Consultees

<b>Consultee: Environmental Services</b>	<b>Response: No objection</b>
<b>Comments:</b>	

Various informative notes surrounding construction and related amenity and contamination mitigation measures.	
<b>Officer comment / response:</b>	n/a
Any relevant Condition / Informative note?	n/a

## 6. Publicity & Representations received

- 6.1 Consultations undertaken:
- Site notice
  - Ward Member – Cllr(s) Flaxman-Taylor and Wells – No comments received
- 6.2 Public Representations  
At the time of writing no public comments have been received.

## 7. Relevant Planning Policies

### The Great Yarmouth Core Strategy (adopted 2015)

- Policy CS6: Supporting the local economy.
- Policy CS7: Strengthening our centres
- Policy CS9: Encouraging well-designed, distinctive places.
- Policy CS16: Improving accessibility and transport.

### The Great Yarmouth Local Plan Part 2 (adopted 2021)

- Policy GSP1: Development Limits.
- Policy UCS7: Strengthening our centres
- Policy A1: Amenity.

## 8. Other Material Planning Considerations

### National Planning Policy Framework (July 2021)

- The policies in the Framework are material considerations which should be considered in dealing with applications.

Section 2. Achieving sustainable development  
Section 4. Decision-making  
Section 6. Building a strong, competitive economy  
Section 7: Ensuring the vitality of town centres  
Section 8. Promoting healthy and safe communities  
Section 9. Promoting sustainable transport

## 9. Planning Analysis

### Main Issues

9.1 The main planning issues for consideration include:

- Principle of development
- Amenity
- Highways and Parking

### Principle of Development

9.2 The application site is located within the development limits for Gorleston. Here, according to policy GSP1 development is considered acceptable in principle, subject to compliance with the rest of the Development Plan.

9.3 The application seeks the creation of a salon within the integral garage. Core Policy CS06(L) encourages schemes which enable flexible working patterns including by allowing home-working where there is no adverse impact on residential amenities. This expands on Paragraph 82 of the NPPF which encourages flexible working arrangements. It is recommended that permission be restricted so that the hair salon cannot be split into a separate unit to the main dwelling, which will also help to restrict the intensity of the use and ensure that parking for staff etc does not increase the numbers of vehicles attending the site, and also ensure the main town centre use does not become established as a separate entity outside of defined town centres which is a less sequentially appropriate location in accordance with policy UCS7.

9.4 The principle of development therefore is considered acceptable and will comply with policy CS06 subject to there being no significant or unacceptable adverse impact on residential amenity which will be assessed in the next section of the report.

### Amenity

9.5 Adopted policy A1 expands on CS09(F) to ensure that no significantly harmful amenity issues occur, including overlooking and loss of privacy; loss of light and overshadowing and flickering shadow; building and structures which are overbearing; nuisance, disturbance and loss of tranquillity from waste and clutter, intrusive lighting, visual movement, noise, poor air quality (including odours and dust); and vibration. Development would be unacceptable if it were considered to create an excessive or unacceptable impact on neighbouring amenity.

9.6 The proposal would introduce a more intense use of the garage. Additional vehicle movements and the associated slamming of doors and vehicle start ups would likely lead to some disturbances to neighbouring properties. This is mitigated slightly by the distance to neighbours so is unlikely to be significantly adverse.

9.7 The application proposes to operate the salon through an appointment-only system. The supporting statement details that *"There will be two hairstyling stations so, for example, a client can wait after a colour treatment whilst another is being styled. It is likely only one client will be in the salon at any given time"*. It goes on to confirm that *"The salon will operate between 8:30-18:00 Tuesday-Saturday"*.

9.8 The combination of these two factors, in addition to the distance to neighbouring properties should mitigate any disturbances to neighbouring properties. The hours of work are limited to day time hours and are therefore less likely to affect neighbours during the evening, for example. The intensity of the use will be controlled by a condition limiting the number of customers to a maximum of 2 at any time, and a

condition restricting working hours to those set out in the application. This will prevent a future intensification of the use that could have a detrimental impact on the amenity of surrounding residents.

- 9.9 Subject to the proposed conditions to fix the intensity of the use, the proposal is not considered to generate significant adverse impacts on neighbouring amenity and would therefore comply with Core Strategy Policy CS09 and Local Plan Part 2 Policy A1.

#### Highways and Parking

- 9.10 Information submitted with the application states that the driveway can accommodate 4 cars. At the time of the site visit, there were 2 cars and a skip within the driveway, along with an existing but limited amount of on-street parking, although it is noted that off-street parking pressures is likely to be greater during weekends and in the evenings. However, it would appear that there should be at least one space within the drive for customers.
- 9.11 The site is located within the development limits for Gorleston, and is within a 120 metre walk to the nearest bus stops which the site is connected to via lit footpaths. It is therefore plausible that some residents would access the salon via sustainable means (public transport, cycling or walking) and would not be reliant on a private car.
- 9.12 The Local Highway Authority (Norfolk County Council) have been consulted on the application and raised no objection but did suggest that by conditioning an appointment only system that this could mitigate any highway impacts. Their comments highlight that *"the proposal could lead to an increase in off-road parking pressures but this is unlikely to be severe"*. Conditions can only be imposed where they make a development which is otherwise unacceptable in planning terms, acceptable. In this instance there is no highways reason to impose a restrictive condition. However, a similar condition has been found to be necessary to restrict the intensity of use on amenity grounds.
- 9.13 Any potential impact on the highway network has been assessed to be less than severe by the Local Highway Authority and the proposal would comply with Core Strategy Policy CS16.

### **10. The Planning Balance**

- 10.1 The application would see a homeworking salon created which would be in accordance with the flexible working aims of Core Strategy Policy CS06 which is consistent with paragraph 82 of the NPPF, so long as the main town centre use does not detract from the vitality and viability of defined local centres, which a condition can ensure.
- 10.2 The small-scale nature of the development is unlikely to cause unacceptable highways impacts, but the use of an appointment only system limiting the number of clients to 2 at any one time with a space of 15 minutes between appointments, and restricting hours of operation should ensure that unacceptable impacts on neighbouring amenity should not occur.

### **11. Conclusion**

- 11.1 Having considered the details provided, the application is considered to comply with policies CS06, CS07, CS09 and CS16 from the adopted Core Strategy, and policies UCS7, A1 and GSP1 from the adopted Local Plan Part 2 and the aims of the NPPF.
- 11.2 It is considered there are no other material considerations to suggest the application should not be recommended for approval.

## **12. RECOMMENDATION**

It is recommended that planning permission should be granted subject to the conditions as set out below.

### Proposed Conditions

1. The development shall be carried out in accordance with the following plans received by the Local Planning Authority on the 7 July 2023:
- Site Location Plan; 8551 P01
  - Proposed Floor Plans and Elevations; 8551 P02

Reason: For the avoidance of doubt.

- 2 The salon hereby approved shall treat no more than two customers at any one time and shall operate by appointment only. Each third appointment shall be set no less than 15 minutes after a prior appointment has concluded.

Reason: To ensure that the number of visitors is retained to a suitable level in the interests of neighbouring amenity, in accordance with Core Strategy Policy CS09 and Local Plan Part 2 Policy A1.

- 3 The applicant shall maintain a logbook detailing visitors to the site. The logbook shall be maintained in perpetuity and be available for officers from the Local Planning Authority to view at all times.

Reason: To ensure that the number of visitors is retained to a suitable level in the interests of neighbouring amenity, in accordance with Core Strategy Policy CS09 and Local Plan Part 2 Policy A1.

- 4 The hair salon hereby approved shall be used as a hair salon only and shall not be used for any other commercial purpose. At no time shall it be sold, leased or occupied independently from the main dwelling known as 3 The Fairway, Gorleston, Great Yarmouth, nor shall the common ownership of the hair salon and main dwelling be severed.

Reason:

To enable the local planning authority to retain control over the development which has been permitted to offer a specific purpose and which as a main town centre use shall not be allowed to cause a detrimental impact on defined local, district or town centres due to its being sited in a less sequentially-preferable location. The restriction is also imposed to ensure that the proposed hair salon is used at the intensity expected of a home working unit, to comply with Core Strategy Policies CS06, CS07 and CS09 and Local Plan Part 2 Policies USC7 and A1 and the expectations of the NPPF.

- 5 The premises shall not be open for business outside of the following hours:-

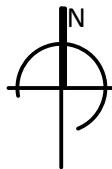
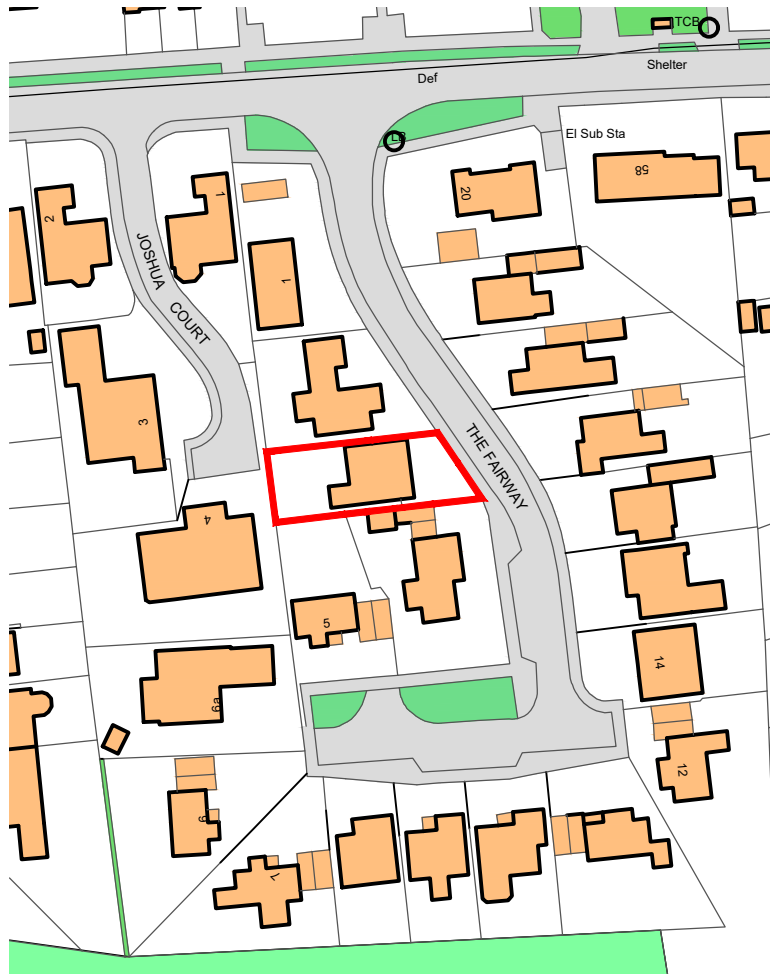
08:30 to 18:00 - Tuesdays  
08:30 to 18:00 - Wednesdays  
08:30 to 18:00 - Thursdays  
08:30 to 18:00 - Fridays  
08:30 to 18:00 - Saturdays

The premises shall remain closed on Mondays, Sundays, Bank and Public Holidays.

Reason: In the interests of the residential amenities of the occupiers of nearby dwellings, in accordance with Core Strategy Policy CS09 and Local Plan Part 2 Policy A1.

## **Appendices**

1. Site Location Plan



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**Paul Robinson**  
**PARTNERSHIP**  
**ARCHITECTURE + SURVEYING**

6 Octagon Business Park,  
Hospital Road, Little Plumstead,  
Norwich. NR13 5FH  
tel: 01603 397057  
e-mail: [design@prpartnership.co.uk](mailto:design@prpartnership.co.uk)  
web: [www.paulrobinsonpartnership.co.uk](http://www.paulrobinsonpartnership.co.uk)

client:  
**Mr and Mrs Allen**

location:  
**3 The Fairway, Gorleston  
NR31 6JS**

title:  
**Proposed Conversion of Garage  
to Hairstyling Salon  
Site Location Plan**

scale @ A4:  
**1:1250**

date:  
**June 2023**

project no:  
**8551**

drawn by:  
**JY**

checked by:  
**JY**

dwg no:  
**P01**

revision:

rev:	date:	description:	by: