

DELEGATED APPLICATION REPORT

Ward: Tilehurst

App Ref: 221075/FUL

Address: 107 School Road, Reading, RG31 5BH

Proposals: Change of use to a mixed use of residential and Nail Bar/Beauty Salon (Sui Generis Use Class)

Case Officer: Mr David Brett

Applicant: Ms H. Nguyen

Date received (valid from): 21/07/2022

Target Decision date: 14/10/2022, extension of time on decision agreed with agent from 15/09/2022

1. INTRODUCTION

The application site comprises a mid-terraced property on School Road, Tilehurst, and is on the periphery of the Tilehurst Triangle District Centre. The surrounding area consists of a mixture of commercial and residential uses. The property has been subdivided from a residential dwelling to residential and nail bar/beauty salon business. The applicant is the owner of the residential property and the business.

The proposal site is not within a Conservation Area or listed.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- The change of use to Sui Generis Use Class (Residential and Nail Bar/Beauty Salon).
- Physical internal alterations are also proposed to facilitate the change of use; however, these physical alterations do not require planning permission.

The proposed change of use facilitates the creation of a beauty room, office, and waiting area for the nail bar/ beauty salon business. The change of use would also result in a smaller kitchen to the residential use. The applicant owns and runs Nail Bar/Beauty Salon, and resides in the residential unit attached to the business. The residential unit (as existing and proposed) has internal links to the Nail Bar/Beauty Salon business from the kitchen and the hallway. There are separate entrances to the business and the residential unit fronting School Road.

The proposed development seeks the change of use of 107 School Road to a mixed use or residential and nail bar/beauty salon business. Previous applications at the site have been granted that have diluted the amount of space afforded to the residential use, however, this application seeks to include part of the kitchen and the entire conservatory for use as a beauty room and waiting room.

This application originally sought the change of use of part of existing kitchen from residential use (C3) to Sui Generis. This change, however, would have resulted in substandard accommodation for the residential unit as a result of the reduction in GIA and the cutting off of access to the rear garden. This would have harmed the living conditions of future occupants to the family sized residential unit at 107 School Road.

As a result, the applicant was advised instead to pursue a change of use of the whole of 107 School Road to a mixed use of residential and Nail Bar/Beauty Salon - a live/work arrangement.

Plans considered:

- ~~Location Plan AL 13010-22/01~~
- ~~Block Plan AL 13010-22/02~~
- ~~Existing Plan and Elevations AL 13010-22/03~~
- ~~Proposed Plan and Elevations AL 13010-22-04~~
- Planning Statement

Received on 21/07/2022

- Location Plan - AL-13010-22/01 Rev A
- Block Plan - AL-13010-22/02 Rev A
- Existing Plan and Elevations - AL-13010-22/03 Rev B
- Proposed Plan and Elevations - AL-13010-22-04 Rev B

Received on 07/10/2022

3. RELEVANT PLANNING HISTORY

130755/FUL - Single storey front and rear extensions. Change of use of part of ground floor from residential to beauty salon. - Application Permitted on 20/01/2014

150486/HOU - Replacement rear garage - Application Permitted on 13/05/2015

161851/HOU - Single storey rear conservatory constructed as part of residential use. - Application Permitted on 25/11/2016

201797/FUL - Change of use of part of ground floor from dwellinghouse (Class C3) to nail/beauty salon (Class Sui Generis) - Application Permitted on 09/02/2021

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

105 School Road, Tilehurst, Reading, RG31 5BH - No response received.
Flat 1, 109 School Road, Tilehurst, Reading, RG31 5BH - No response received.
109 School Road, Tilehurst, Reading, RG31 5BH - No response received.
6 The Triangle, Tilehurst, Reading, RG30 4RN - No response received.
109C School Road, Tilehurst, Reading, RG31 5BH - No response received.
109B School Road, Tilehurst, Reading, RG31 5BH - No response received.
109A School Road, Tilehurst, Reading, RG31 5BH - No response received.

Reading Borough Council, Environmental Protection - Response received 11/08/2022

- *I don't have any comments as I don't believe these changes should notably impact on noise or odour compared to the existing situation.*

Reading Borough Council, Transport Development Control - Response received on 31/08/2022

- *I have reviewed the above application and have determined that the proposal will result in a insignificant amount of trips on the network and therefore the principle of the development is deemed acceptable. Although no additional car parking has been proposed I am happy that parking is available within the Tilehurst Triangle Local Centre car parks and within designated on street bays.*
- *The Highway Authority therefore have no objections to the development.*

5. EQUALITY ACT 2010

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate

otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC1 Presumption in favour of sustainable development
CC2 Sustainable design and construction
CC3 Adaption to Climate Change
CC5 Waste Minimisation and Storage
CC6 Accessibility and the Intensity of Development
CC7 Design and the public realm
CC8 Safeguarding amenity
H7 Protecting the Existing Housing Stock
H8 Residential Conversions
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging
RL1 Network and Hierarchy of Centres
RL3 Vitality and Viability of Smaller Centres
OU5 Shopfronts and Cash Machines

SPG/SPD

Revised Parking Standards and Design SPD (2011)
Design Guide to Shopfronts SPD (2022)

7. APPRAISAL

7.1 Change of Use

The proposed change of use would see a small increase of the gross internal floor area attributed to the use of the nail bar/beauty salon business. The development would see the conversion of part of the kitchen, and the conservatory to a beauty room, and waiting area. One internal alteration is proposed to facilitate the change of use and that is the erection of a partition wall and door. The first floor will remain unaltered, providing two bedrooms, a living room and a bathroom.

Concerns of the reduction in gross floor area attributed to the dwelling were raised by officers earlier in the application. The development as originally proposed would have resulted in a GIA for the residential unit of 57m², with the Sui Generis use also cutting off access to the rear garden from the main house for 107 School Road. The development would have therefore resulted in substandard accommodation of a 2-bed dwelling, as defined in Policy H5 of the Reading Borough Local Plan. There would also have been a loss of direct access to the residential garden and a decrease in GIA which would bring the dwelling below the minimum gross internal floor areas and storage (sq m) as detailed in Figure 4.7 under Policy H5 of the Reading Borough Local Plan. With regard to the loss of GIA to the residential unit; Policy H7 of the Reading Borough Local Plan states that "Planning permission will not be granted for a net loss in the number of residential units or gross floor area". Therefore, the development would not have been in accordance with Policies H5 and H7 of the Reading Borough Local Plan.

The applicant was subsequently advised by officers to pursue a wholly Sui Generis mixed use as a Nail Bar/Beauty Salon business and residential - a work/live arrangement. Avoiding the matter of separating residential use from business use, which results in substandard living accommodation as a self-contained residential unit. The applicant agreed to this approach and provided revised plans accordingly, with a new description for the development agreed.

No external alterations are proposed to facilitate the change of use, it is therefore considered that the development would have minimal impact on the character of the surrounding area. The conditions restricting the running of the Nail Bar/Beauty Salon business will be carried over from the previous permissions at the site. As a result, the only difference to the day to day running of the business would be the increase in floorspace. It is not anticipated that the increase in floorspace to the Nail Bar/Beauty Salon would result in an increased number of trips or visitors to the business but would instead increase the quality of the provision to customers.

It is considered necessary, however, to secure use of the Nail Bar/Beauty Salon via condition to those areas of 107 School Road as demonstrated on the proposed plans. This is to ensure that the living conditions of the residential part of the property is not further diluted through further expansion of the Nail Bar/Beauty Salon. It is also considered necessary to secure the occupancy of the residential floorspace by employees or persons associated with the commercial business. This is to ensure the continued use of the development as a live/work unit.

Overall, the proposed development is considered minor in scale and impact and is therefore in accordance with Policy CC7 of the Reading Borough Local Plan. The mixed use proposed is considered appropriate given the character of the surrounding area which is considered a mix of residential and commercial given the location of the proposal site on the periphery of the Tilehurst Triangle District Centre. Therefore, the development is considered in accordance with Policy RL3 of the Reading Borough Local Plan through the enhancement of a 'centre use' asset.

7.2 Safeguarding Amenity

No nearby occupiers are considered to be significantly impinged by the proposed development in relation to any amenity consideration. The impact of the development upon the existing and future occupants of 107 School Road has already been discussed. The proposed development is considered to maintain a suitably level of accommodation for a small family, whilst giving the opportunity for a small business to thrive and expand without detrimentally impacting the living conditions of neighbours.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan.

8. CONCLUSION

The proposal has been assessed and found to be acceptable. The conflict with Policy H7 would not have significant implications for the existing housing stock as a family sized residential unit is retained, whilst the improved facilities to the Nail Bar/Beauty Salon are considered an enhancement of the District Centre.

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Plans considered:

- Location Plan - AL-13010-22/01 Rev A
- Block Plan - AL-13010-22/02 Rev A
- Proposed Plan and Elevations - AL-13010-22-04 Rev B

Received on 07/10/2022

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

Opening Times

The nail/beauty salon shall not be used by members of the public outside the hours of 08:00 to 20:00 on Mondays to Saturdays and at any time on Sundays or Bank Holidays.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

Delivery Times

Hours for deliveries and/or waste collection are restricted to 08:00 to 20:00 on Mondays to Saturdays and not at any time on Sundays or Bank Holidays.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

Staff Levels

The number of staff employed on site for the purposes of operating the nail/beauty salon shall not exceed three persons at any one time.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

Floorspace Use

The residential floorspace and Nail Bar/Beauty Salon floorspace as demonstrated on the approved Proposed Plan and Elevations (drawing reference: AL-13010-22-04 Rev B) as received on 07/10/2022 shall be retained.

REASON: In order to protect the living conditions of current and future occupants of the residential unit in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Live/Work Unit

The residential floorspace of the live/work unit shall not be occupied other than by a person solely or mainly employed, or last employed in the business occupying the business floorspace of that unit, a widow or widower of such a person, or any resident dependants.

REASON: To ensure the occupancy of the development as a live/work unit.

11. INFORMATIVES

Standard Informatives