

PLANNING APPLICATION NUMBER:P10/1695

Type of approval sought	Full Planning Permission
Ward	WORDSLEY
Applicant	Mr Andrew Robinson
Location:	18, LAWNSWOOD ROAD, WORDSLEY, STOURBRIDGE, WEST MIDLANDS, DY8 5PG
Proposal	CHANGE OF USE OF DWELLING HOUSE (C3) TO HAIRDRESSERS (A1)
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application site measures 32m² in ground area and the property is a two storey brick built building located within the Wordsley Local Shopping Centre. The unit is located within a row of properties with a restaurant located to the west and a retail unit to the east. The site is currently a 2 bedroom terraced house. The building benefits from a bow window with hipped roof canopy at ground floor level on the front elevation. There are double yellow lines prohibiting on street parking to the front of the premises.
2. The application site has been used previously as a residential dwelling and is situated within Wordsley Local Shopping Centre. The property is surrounded by a mix of A1 and A3 uses with another hairdressing salon located at nos. 12 / 14 Lawnswood Road. The Old Cat public house, with associated car park, and a row of residential properties are located directly to the south of the application site. There are other residential properties to the rear of the application site. The Mere Education Centre is situated nearby to the west of the site with Wordsley Community Association Centre situated within the street to the east. The Wordsley Green Shopping Centre with public car park is located to the west.

3. The site is located within the Wordsley Church Conservation Area with many nearby buildings being of historic interest.

PROPOSAL

4. This proposal seeks approval for a change of use from residential (C3) to hairdressing salon (A1) use. The application is for a change of use only and proposes no external alterations to the property. The unit would consist of a salon, store, preparation area and WC at ground floor with salon, kitchen, store and WC at first floor level. The overall tradable area would measure 64m² with 32m² being provided on each floor level of the building.
5. The proposed opening times would be from 09:00 – 17:00 Monday to Friday and 09:00 – 16:00 Saturday.
6. A heritage statement is not required as there would be no external alterations.

HISTORY

7. This property has two previous relevant applications.

APPLICATION No.	PROPOSAL	DECISION	DATE
BH/65/6015	Change of use to an estate agents office	Approved with conditions	05.10.1965
98/51547	Change of use from shop to dwellinghouse	Approved with conditions	26.11.1998

Nos. 12/14 Lawnswood Road

APPLICATION No.	PROPOSAL	DECISION	DATE
CC/77/2376	Change of use from shop to building society office	Approved with conditions	16.01.1978
83/52007	Change of use from building society office to ladies hairdressing salon (ground floor)	Approved with conditions	14.11.1983

PUBLIC CONSULTATION

- Direct notification was carried out to fifteen neighbouring properties via neighbour notification letters and no written representations have been received.
- A site notice was also displayed and the application was advertised in the local newspaper. The latest date for receipt of neighbour comments was the 20th January 2011 and no comments have been received.

OTHER CONSULTATION

8.

Group Engineer (Development) – No objections subject to payment of the S106 contributions.

Head of Environmental Health and Trading Standards – No objections subject to a condition regarding opening hours.

RELEVANT PLANNING POLICY

Unitary Development Plan (2005)

- AM14 – Parking
- HE4 – Conservation Areas
- CR1 – Hierarchy of Local Centres
- CR3 – Local Shopping Areas
- CR4 – Protected Frontages
- DD4 – Development in Residential Areas
- DD6 – Access and Transport Infrastructure
- DD7 – Planning Obligations

Supplementary Planning Documents

- Planning Obligations SPD
- Parking Standards and Travel Plans SPD

ASSESSMENT

9. The proposed development must be assessed with regard to the following key issues.

10. Key Issues

- Principle
- Design
- Residential amenity
- Vehicle Parking and Highway Safety
- Planning Obligations

Principle

11. The site is located within the Wordsley local shopping centre and a number of policies in the Unitary Development Plan (2005) are relevant for this application for a change of use from a dwelling house (C3) to hairdressers (A1).

12. Policy CR4 aims to protect retail (A1) as the most prominent use in the Borough's local and district centres. Planning applications for non A1 uses will only be considered favourably where there is no detriment to the overall vitality of the centre, where the use is compatible with surrounding uses, where there is no significant loss of A1 retail use, where there is no 'bunching' of non-A1 uses and where the new use does not cause an excess of 50% non A1 uses in the centre. Therefore, a change of use to return the building to A1 use would be preferable to the existing use of the property as a dwelling.
13. Policy CR1 Hierarchy of town centres and regeneration areas in the adopted UDP (2005) recognises the borough's diverse local centres and the important role that they perform, especially to residents who are less mobile and who therefore rely heavily on these centres. There is already more than 50% A1 retail uses within Wordsley, however, it is considered that the change of use would improve the overall vitality and functioning of the centre and would be the preferred use within the local centre.
14. Policy CR3 Local Shopping Areas aims to protect local shopping areas where they provide a service to the local area. The council will ensure that retail remains the dominant use in these areas and this proposal would result in a non retail use returning to A1 use. This would be more favourable than the property being retained as a C3 use and the development is therefore supported by planning policy.

Design

15. The property is located within the Wordsley Church Conservation Area. However, there would be no external alterations to the property and it is considered that the development would not adversely impact on the Conservation Area. There have been no objections from the Historic Environment team.

Residential amenity

16. The application site is located within a mixed use area with a few residential properties surrounding the site. Commercial uses are also located directly adjacent to the property and they would not be affected by the proposal. There is one residential flat above no. 16 Lawnswood Road as well as housing to the rear and

front. It is considered that there would be no impact on surrounding residential properties due to the type of business activity which would be carried out at the premises. The hairdressers would only be open during the day and would not produce an excess level of noise or disturbance. The Head of Environmental Health and Trading Standards has also expressed no adverse comments to this proposal subject to a condition regarding opening hours. The development would therefore comply with Policy DD4 – Development in Residential Areas.

Vehicle Parking and Highway Safety

17. The use of the premises as an A1 retail use would result in an increase in trip rates to the property when compared with the existing residential use. The property is located within the local centre and there are public car parking spaces available at nearby Wordsley Green Shopping Centre car park. There are double yellow lines directly to the front of the premises and the type of retail use would not usually encourage indiscriminate parking on the highway. Due to the existing nearby car parking and sustainable location it is considered that the existing car parking arrangements would be adequate for the use of the premises and there would be no requirement for parking on-site. The proposal would therefore be acceptable and there have been no objections to this proposal from the Group Engineer (Development) with regards to parking provision. The proposal would therefore comply with Policy AM14 - Parking and DD6 – Access and Transport Infrastructure of the adopted UDP 2005 and the Parking Standards and Travel Plans SPD.

Planning Obligations

18. Policy DD7 (Planning Obligations) of the adopted Dudley Unitary Development Plan (2005) and the Planning Obligations Supplementary Planning Document require that new developments should mitigate against the consequential planning loss to the existing community. This proposal attracts a requirement for a contribution to be made in accordance with the Planning Obligations SPD. Should permission be granted, a S106 Agreement would be required in respect of the following contributions:

Offsite Contributions:

The proposal attracts a requirement for a commuted sum to be paid towards the following infrastructure:

Transport Infrastructure Improvements - £443.47

Management and monitoring charge - £250

Total Offsite Contribution = £693.47

Onsite Contributions:

No onsite contributions would be required for this development.

Confirmation has been received that the applicant is willing to pay the required Section 106 contributions.

CONCLUSION

19. The proposed A1 use would be acceptable in principle as the site is located within a local centre and the proposal would not adversely impact on highway safety. It is considered that there would be no adverse impact on residential amenity subject to a condition restricting opening hours. There would also be no impact on the Wordsley Church Conservation Area as there would be no external changes to the property. Subject to the payment of Section 106 monies in accordance with the Planning Obligations SPD the proposal would be acceptable.

RECOMMENDATION

20. It is recommended that the application is approved subject to;

1. The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision of contributions towards transport infrastructure improvements and a management and monitoring charge totalling £693.47 has been submitted to and agreed in writing by the Local Planning Authority.

2. The Scheme shall include the method, timing and arrangements including a means to guarantee a financial payment, increased through index linking from the first April each subsequent year, in accordance with the Council's planning obligations policies.
 - a) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary;

Reason for the Grant of Planning Permission

It is considered that the proposed change of use to A1 would be the preferable use within the Wordsley local shopping centre and the development would not impact on visual or residential amenity or highway safety. The proposal, therefore, complies with the following Council policies and guidance; Policy DD4 (development in Residential Areas), AM14 – Parking and DD7 – Planning Obligations.

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan and to all relevant material considerations including Supplementary Planning Guidance.

The above is intended as a summary of reasons for the grant of planning permission for further detail please see the application report.

Informative

The applicant should be aware that the provision of adverts would need to be considered in relation to their impact upon the character or appearance of the conservation area, this would argue for discreet non-illuminated signage.

Conditions and/or reasons:

1. No development shall take place unless an obligation under section 106 of the Town and Country Planning Act 1990 between the local planning authority and all persons interested in the land within the application site has been executed, such

obligation to secure the following:

- (1) the payment of £443.47 to transport contributions (etc)
- (2) £250 for the monitoring, management and implementation of the above obligations
- 2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3. The premises shall not be open to the public before the hours of 0900 nor after 1900 Monday to Saturday or before the hours of 1000 nor after 1600 Sundays and Public Holidays.

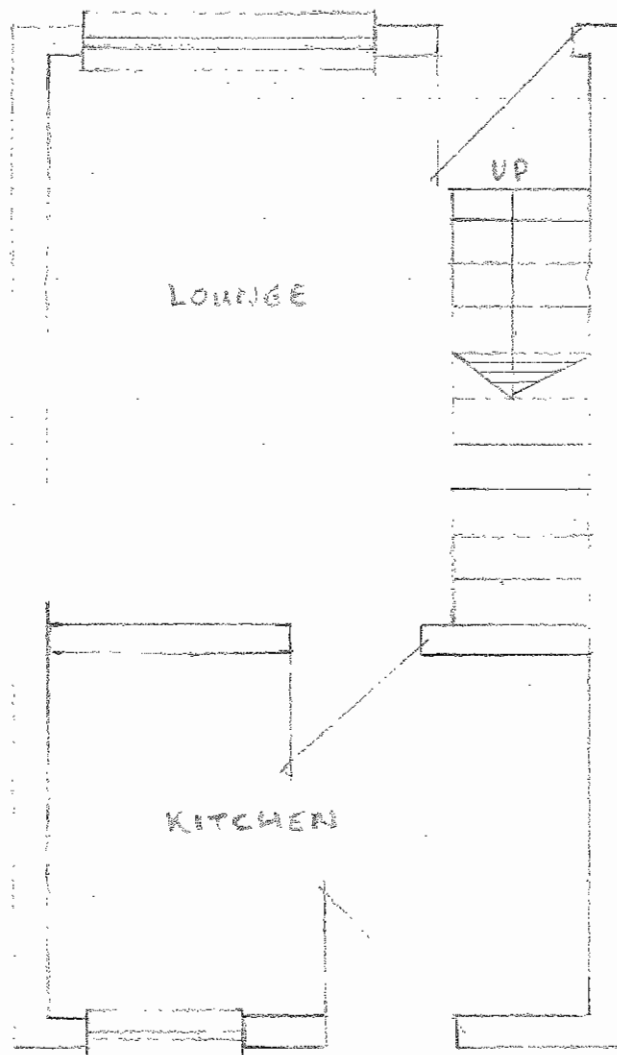


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Scale 1:1250

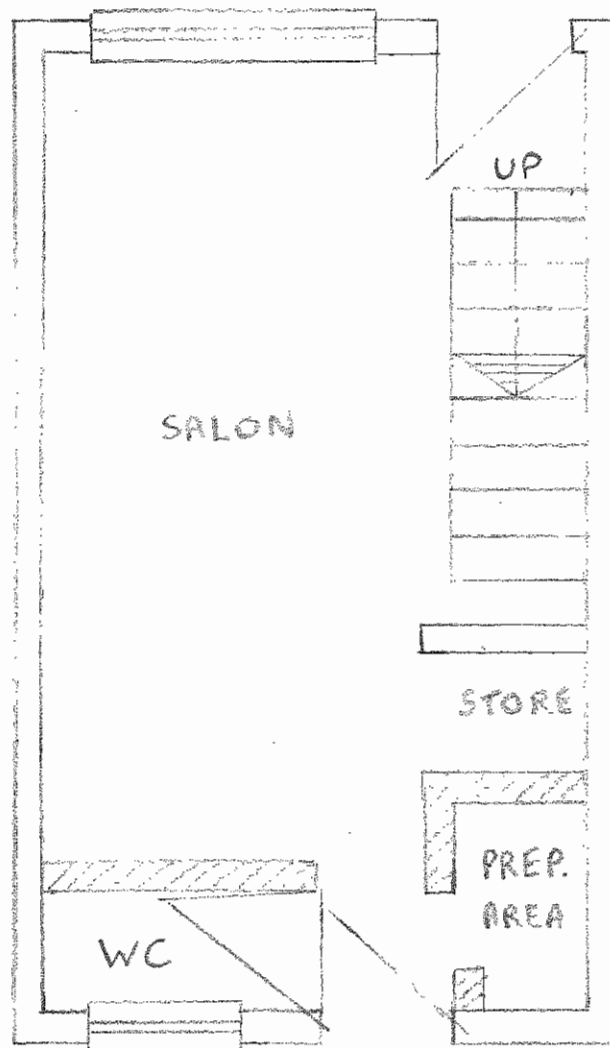
AR 1a

AR 3



18 LAWNSWOOD RD, DY8 5PG
GROUND FLOOR
EXISTING FLOOR PLAN
SCALE 1/50

AR 4



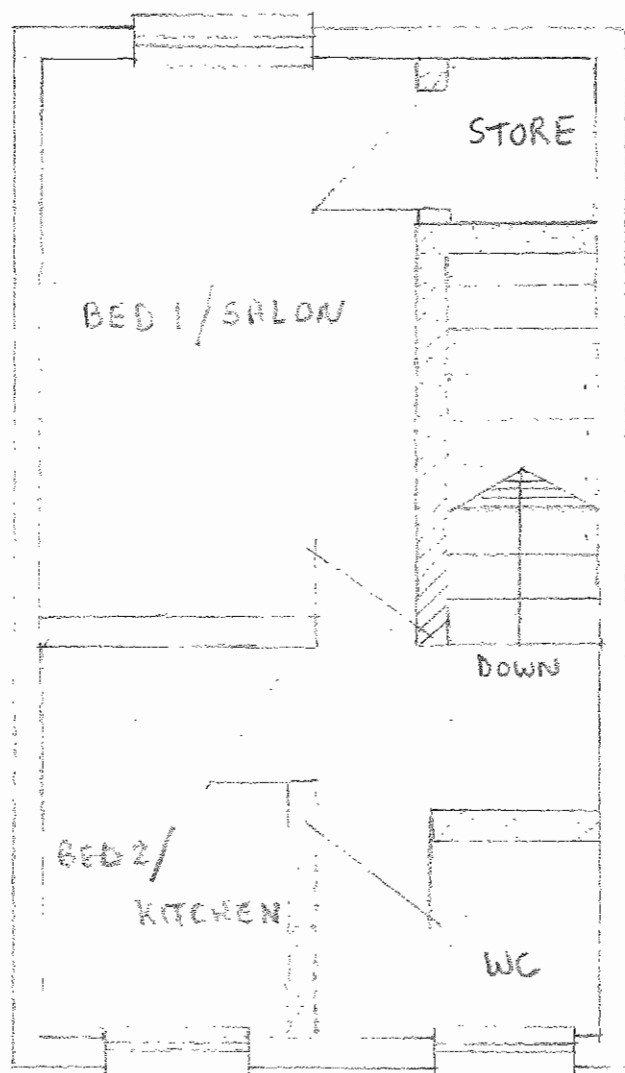
18 LAWNWOOD RD, DY8 5PG.

GROUND FLOOR

PROPOSED FLOOR PLAN

SCALE 1/50

AR 5



18 LAWNWOOD RD, DY85PG.

FIRST FLOOR

SCALE 1/50

There are no proposed changes to the first floor. Existing spaces will be utilized as shown.