

DELEGATED OFFICER REPORT

Application Ref: F/22/93475

Site Address: 1C Lower Northam Road, Hedge End, Southampton, SO30 4FN

Case Officer: Summer Sharpe

Description: Change of Use from hair salon (Use Class E) to nail salon (Use Class Sui Generis).

Particular Site Constraints?	Yes ☒	No ☐
- Within urban edge - Hedge End: Village Centre - Nature Conservation		

Planning History?	Yes ☒	No ☐
Planning App no.	Proposal	Decision
<u>1C Lower Northam Road</u> Z/15221/001/00	Conversion of bank premises into hairdressing salon.	Permission (May 1977)
<u>1B Lower Northam Road</u> A/17/80724	Display of 1no. internally illuminated fascia sign on front elevation.	Consent to display the advert (September 2017)
F/17/80725	Change of use from café (A3) to mixed use as café (A3) with hot food take-away (A5) and installation of extract duct.	Permission (September 2017)
X/12/71585	Relief of condition 5 of planning permission F/06/58176 to allow use of ground floor as a café (use Class A3).	Permission (December 2012)
F/06/58176	Change of use from Class A1 retail to mixed use Class A1 retail & Class A3 café & elevational changes.	Permission (December 2006)
F/06/57057	Change of use from A1 retail to mixed use of class A1 retail & class A3 café.	Withdrawn (August 2006)
Z/37428/002/00	Change of use from retail (A1) to hot food take away (A3).	Refused (May 2002)
Z/37429/001/00	Change of use from shop (use Class A1) to betting office (use Class A2).	Refused (March 2002)
Z/37429/000/00	Retention of security shutters.	Certificate Issued (May 2001)
Z/36143/001/00	Change of use from Class A1 (shop) to Class A3 (hot food takeaway).	Refused (August 1999)
Z/15221/000/00	Use of premises for take-away food fish & chip shop.	Withdrawn (May 1974)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection.		
Hampshire County Council Highways:	No objection to the proposed change of use. Both uses would be anticipated to have similar numbers in terms of customers, with a similar turnover time. As such it is unlikely that either trip rates or associated parking requirements will change to any great extent as a result.		
EBC Environmental Health:	There being no apparent material change in emission or time of operating, we advise no objection.		

Policy:

National Planning Policy Framework

National Planning Practice Guidance

Development Plan:

Eastleigh Borough Local Plan 2016-2036

Policies: S1 (Delivering sustainable development), S2 (Approach to new development), DM1 (General development), DM11 (Nature Conservation), DM13 (Transport), DM14 (Parking), DM21 (New retail development), and DM22 (Changes of use in retail frontages in Eastleigh town centre, district centres, local centres and neighbourhood parades).

Supplementary Planning Documents:

Quality Places; Residential Parking Standards.

Site Visit

Yes ☒

No ☐

6 October 2022.

Assessment:

Site & Surroundings

The application site comprises a mid-terrace unit located to the north of Lower Northam Road. This forms part of a wider ground of two-storey flat roofed buildings with shop frontages at ground floor level and tile hanging above. The sites current use is as a hair salon and is adjoined and surrounded by a variety of different usages. The site and wider surroundings fall within the Hedge End Village Centre.

Proposal

Change of Use from hair salon (Use Class E) to nail salon (Use Class Sui Generis).

Principle

The application site falls within the urban edge, whereby the general principle of development is considered acceptable. The application site also falls within the Hedge End Village Centre, thus engaging Policies DM21 and DM22 of the Eastleigh Borough Local Plan (2016-2036). DM21 sets out that new retail development will be permitted in the defined centres provided that it is compatible with the role and retail character of the centre. DM22 relates to changes of use in retail frontages (including village centres). This sets out that where a proposal relates to the change of use within the ground floor of the core shopping zone, primary and secondary shop frontages involving the loss of Class E use, community or leisure/ cultural uses under Classes E and F or sui generis uses including pubs, drinking establishments and hot food takeaways, proposals must demonstrate that the new use retains an active ground floor frontage, does not adversely affect amenity of an area or the appearance of the frontage and does not have a negative impact upon the provision of services or on the sustainability of a key shopping area.

The application proposes the change of use from hair salon (Class E) to nail salon (Sui Generis). Whilst, in planning terms, falling within different use Classes (The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) these types of uses are considered to provide similar services, and therefore would not result in the loss of a use to the detriment of the defined centre. As a result, the proposed use is considered to be compatible within the Hedge End Village Centre.

Whilst acknowledging that the hair salon is the sites current use it is unknown the amount of employment that was provided. The proposed use would provide 3no. jobs and would seek to ensure that a compatible and viable use was provided within the defined centre. Thus, the change of use is considered to be acceptable in principle.

Design

Within email correspondence the applicant confirmed that no external alterations would be proposed as part of this application. The applicant is however advised that should they wish to install any advertisement, then a separate advertisement consent application may be required.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

It is noted that the immediate surroundings comprise a variety of commercial uses. It is also noted that the existing use comprises a hair salon, whereby the proposal would seek to change the use to a nail salon. Whilst acknowledging both are different uses, they are considered to be comparable in terms of providing a service, and their impact upon the surrounding amenities.

The applicant has advised upon the operating hours, which are proposed to be: 09:30 to 18:00 Monday to Friday, 09:30 to 17:00 Saturdays, and closed Sundays and bank holidays. Given the comparability to the existing use, it is not considered that there would be an intensification of use, there is likely to be a similar amount of customers for the proposed use, when compared to the existing.

Furthermore, the environmental health team have been consulted, whereby they have raised no objection. It is therefore concluded that the proposal is not considered to have a detrimentally harmful impact upon the neighbouring amenities.

Highway Safety & Parking

Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires development to provide off-highway parking which is adequate in terms of highway safety / traffic management.

From a site visit it was noted that the site does not benefit from specific allocated parking provisions, but there are parking provisions available to the frontage of the application site, and neighbouring properties, which are used ad-hoc by customers of any business along this stretch. However, and as a result of the village centre location, it is noted that there are formal car parks within a close proximity (walking distance) of the site.

Due to the nature of the proposals, the Local Highway Authority have been consulted upon. They ultimately raised no objection to the proposed change of use, noting that both uses (existing and proposed) would be anticipated to have similar numbers in terms of customers, with a similar turnover time. As such, and to conclude, it is unlikely that either trip rates or associated parking requirements will change to any great extent as a result and would therefore be acceptable in this regard.

Equalities Act:

Section 149 of the Equalities Act 2021 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- b. Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c. Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other this, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020-2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF and development plan do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and Local Plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF and Policies, S1, DM2, and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to limit impacts on climate emissions as a result of the development or its use.

Conclusion:

This application is recommended for approval, subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
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