

Item 4j

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – 4 NOVEMBER 2019

APPLICATION NO:
P/2019 /0570

LOCATION:
23 NELSON STREET HIGHTOWN
WREXHAM LL13 7YD

DATE RECEIVED:
30/07/2019

COMMUNITY:
Offa

DESCRIPTION:
CHANGE OF USE IN PART TO
BEAUTY SALON

CASE OFFICER:
PF

WARD:
Hermitage

APPLICANT(S) NAME:
MRS ANNA SZCZEPANIAK

AGENT NAME:
MRS ANNA
SZCZEPANIAK

THE SITE



PROPOSAL

Planning permission is sought for the partial change of use of the dwelling house to allow the operation of a beauty salon. The applicant intends the business to operate on the basis of an appointment only system with no third party employees operating from the dwelling.

HISTORY

None.

PLANNING POLICY

The site is located inside the Wrexham Town settlement limit. Policies PS2, GDP1 and T8 are relevant. Guidance is contained in LPG16 – Parking Standards.

CONSULTATIONS

Community Council:	Objects. Commercial use is not appropriate in a residential property. It will have an adverse impact on the residential area.
Local Member:	Acknowledged receipt of notification. No comments made.
Site notice:	Expired 27.08.2019
Highways:	No objections subject to conditions to prevent more than one customer on site at any one time and the permission being made personal to the applicant.
Public Protection:	Recommends a condition to restrict noise of air handling equipment.
Neighbouring occupiers:	10 neighbouring occupiers notified. No responses received.

SPECIAL CONSIDERATIONS

Amenity: The proposal will result in the use of a dwelling for the purposes of providing a beautician services on an appointment only basis. The applicant indicates that the service will be offered on an appointment only basis. An example is given that a customer may very well be on site for a period of 3 hours at a time. Across the week, it is anticipated that there may be 5 to 10 customers. On this basis, I am satisfied that the impact of the use upon the neighbouring occupiers will be akin to a friend or family member visiting the property. Subject to visits being controlled by condition on an appointment only basis and one customer at a time, the impact will be acceptable.

Highways: The dwelling is located in terrace of properties with no dedicated off road parking. Parking is limited to a layby along Nelson Street. Given the low frequency of visits and the proposed planning conditions, there will be a low to negligible impact upon traffic movements.

Conclusion: I am satisfied that the proposal will result in limited impact to the amenity of the area and will accord with policy GDP1 of the Wrexham UDP. I recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated 30 July 2019 and as contained within the application documentation.
3. The beauty salon operation hereby approved shall only be used by the occupant, Mrs Anna Szczepaniak. After the need for the beauty salon operation has ceased, the building shall remain as a dwelling house and shall not be used for any other form of business premises.
4. The maximum number of customers on site at any one time attending the beauty salon operation shall not exceed one at any time and all customer visits shall be on an appointment basis only.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
 2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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