

REFERENCE NO: CR/2019/0111/FUL

LOCATION: [196 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY](#)
WARD: Three Bridges
PROPOSAL: CHANGE OF USE FROM A2 (FINANCIAL AND PROFESSIONAL SERVICES) TO SUI
GENERIS (HAIR AND BEAUTY SALON)

TARGET DECISION DATE: 9 May 2019

CASE OFFICER: Miss S. Hobden

APPLICANTS NAME: Mr Tyler Wootton
AGENTS NAME: RDJW Architects Limited

PLANS & DRAWINGS CONSIDERED:

5460 002, Block Plan
5460 004, Existing Floorplans
5460 005, Existing & Proposed Elevations
5460 006, Proposed Floorplans
5460 001, Site Location Plan
5460 007, Site Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|----------------------------------------|-----------------------------------------------------------------------------------------|
| 1. | WSCC Highways | No Objection |
| 2. | CBC Drainage Officer | No Objection |
| 3. | CBC Property Division | Landlords consent is required |
| 4. | CBC Environmental Health | No Objection subject to a condition requiring the installation of a ventilation system. |
| 5. | CBC Retail & Employment | No Objection |
| 6. | CBC Refuse & Recycling Team | No Objection |
| 7. | CBC Energy Efficiency & Sustainability | No Objection subject to conditions. |

NEIGHBOUR NOTIFICATIONS:-

Team Property Management, T/A Park & Bailey Part, Second Floor, 235 Three Bridges Road;
Printers Charitable Corporation, First Floor, 235 Three Bridges Road;
Suite D, Second Floor, 235 Three Bridges Road;
Daisy Chain Day Nursery, 194 Three Bridges Road;
7 and 8 Belvedere Court.

RESPONSES RECEIVED:-

A total of 17 objections (6 from Three Bridges, 9 from Crawley and 2 from outside of the Borough) have been received and the issues raised are summarised as follows:

- Impact on parking.
- Impact on local businesses.
- A number of hair and beauty salons already operate within the area.
- The proposal will bring a high volume of traffic to the area. The existing access into the road is already dangerous with the current levels of traffic.

REASON FOR REPORTING TO COMMITTEE:-

The application has received more than four objections with a recommendation to permit.

THE APPLICATION SITE:-

- 1.1 The application site relates to a two storey flat roof building located at the eastern end of Three Bridges Road, which forms a cul-de-sac at this point. The unit was formerly used as a bank and is situated within an area characterised by a mix of residential, retail, takeaway and other commercial uses. The building is brick built and of a relatively simple design. It has a small yard area to the rear with a gated vehicle access and parking available for two vehicles. The site is situated within Flood Zone 3.
- 1.2 The buildings to the west of the application site along the northern side of Three Bridges Road are mainly residential and of a traditional Victorian / Edwardian appearance. To the north-east of the site are two largescale food stores (Iceland and Lidl) and Three Bridges railway station is on the southern side of Haslett Avenue East. To the north-west of the application site there is a residential street (New Street) comprising a mixture of terrace and semi-detached properties and immediately to the east of the site is an electricity pylon.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the change of use of the building (193sqm of floorspace) from a bank (A2) to a hair and beauty salon (sui generis). Internally, the ground floor would be utilised as the main hair salon with an office, beauty room, relax room and store room. The first floor would be utilised as the main beauty salon comprising 5 beauty treatment rooms, toilet facilities and a kitchen area. There would be no changes to the external appearance of the building. The two existing parking spaces to the rear would be retained for staff use.

PLANNING HISTORY:-

- 3.1 No relevant recent planning history. The premises has most recently been in use as a bank (Lloyds Bank) with the A2 use of the site dating from the 1960's.

PLANNING POLICY:-

- 4.1 National Planning Policy Framework (2019)

The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. More specifically:

- Section 2, Paragraph 11 (Presumption in favour of sustainable development) at the heart of the NPPF is a presumption in favour of sustainable development.
- Section 6, Paragraph 80 (Building a strong, competitive economy). Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- Section 12, Paragraph 124 (Achieving well designed places). The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.2 Crawley Borough Local Plan (2015-2030) (adopted December 2015)

The relevant policies include:

- Policy SD1 (Presumption in Favour of Sustainable Development): In line with the planned approach to Crawley as a new town and the spatial patterns relating to the neighbourhood principles, when considering development proposals the council will take a positive approach to approving development which is sustainable.
- Policy CH3 (Normal Requirements of All New Development): states all proposals for development will be required to make a positive contribution to the area; be of a high quality urban design, provide and retain a good standard of amenity for all nearby and future occupants of land and buildings; be able to meet its own operational requirements necessary for the safe and proper use of the site. Development proposals must adhere to any relevant supplementary planning guidance produced by the council.
- Policy EC1 (Sustainable Economic Growth): Crawley's role as the key economic driver for the Gatwick Diamond will be protected and enhanced. The council will ensure that all suitable opportunities within the borough are fully explored to enable existing and new businesses to grow and prosper.
- Policy ENV6 (Sustainable Design and Construction): In order to maximise carbon efficiency, proposals for new non-domestic buildings should achieve BREEAM Excellent (for water and energy credits) where technically and financially viable.
- Policy ENV11 (Development and Noise) states people's quality of life will be protected from unacceptable noise impacts by managing the relationship between noise generating development and noise sources.
- Policy ENV8 (Development and Flood Risk): Development proposals must avoid areas which are exposed to an unacceptable risk of flooding, and must not increase the risk of flooding elsewhere.
- Policy ENV9 (Tackling Water Stress): Crawley is situated within an area of serious water stress, and development should, therefore, plan positively to minimise its impact on water resources and promote water efficiency. For non-residential development, where technically feasible and viable, development should meet BREEAM Excellent including addressing maximum water efficiencies under the mandatory water credits.
- Policy ENV10 (Pollution Management and Land Contamination): seeks to prevent unacceptable risks from environmental pollution.
- Policy IN4 (Car and Cycle Parking Standards): states development will be permitted where the proposals provide the appropriate amount of car and cycle parking to meet its needs when it is assessed against the Borough's car and cycle parking standards. Furthermore, the parking standards will be based on the particular usage of the premises, which will take account of the intensity and requirements of each employment usage and the accessibility if an area by public transport and other sustainable modes.

4.3 Urban Design Supplementary Planning Document (adopted October 2016)

The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and is applicable to this application. It includes new Crawley Borough Parking Standards, but there is no specific requirement for a hair and beauty salon (sui generis use).

PLANNING CONSIDERATIONS:-

- 5.1 The main planning considerations in the determination of this application are:
- The principle of the proposed change of use.
 - The impact on the design and appearance of the building and the surrounding area.
 - The impact on neighbouring properties.
 - The impact from noise and odours.
 - The impact on parking arrangements.
 - Sustainability.
 - Flooding.

The principle of the proposed change of use

- 5.2 The unit at 196 Three Bridges Road is situated in an area characterised by a mix of residential, retail, hot food takeaway and other commercial uses that have operated in this part of Three Bridges Road for a number of years. The application unit is not situated in a designated neighbourhood centre, which is Gales Drive for the Three Bridges area, and therefore Local Plan policy EC8 does not apply. The proposed hair and beauty salon also does not fall within the NPPF definition of a main town centre use, and the sequential test (Local Plan policy EC7) does not therefore apply in this instance.
- 5.3 The application unit for a substantial number of years operated commercially as a bank, before becoming vacant. The proposal would return the unit back to commercial use as a hair and beauty salon, which would support the economy and create employment. There is no policy objection to the proposal. Furthermore, the application would not result in any increase in the amount of commercial floorspace and the proposed operation is not of a scale that would give rise to concerns of an unacceptable impact on the vitality and viability of the area or Town Centre. Concerns raised by objectors regarding the impacts on local businesses and the number of hair and beauty salons nearby are not planning matters. They are private commercial matters for the market to resolve.
- 5.4 Overall, the proposal responds positively to NPPF requirements to support economic growth and is consistent with the economic requirements of the Local Plan, despite the objections raised in regard to use as a hair and beauty salon. It would therefore comply with the Policy EC1 of the Local Plan 2015-2030 and the relevant paragraphs of the NPPF.

The impact on the character of the building, streetscene and surrounding area

- 5.5 The proposal does not involve any external alterations to the building therefore the proposed development is not considered to have a detrimental impact on the general character of the area. The reuse of this vacant building would have a positive impact.

The impact on neighbouring properties

- 5.6 The proposed development does not involve any alterations to the building, therefore the proposal is not considered to have an impact on neighbouring amenity by way of loss of privacy, outlook or being overbearing from any built form. The change of use however does have the potential to affect amenity from noise and odours, which are considered below.

The impact from noise and odours

- 5.7 The proposed development requires the installation of a ventilation system to remove respiratory irritants which include volatile organic compounds and dust, for the purposes of protecting the health, safety and welfare of people applying and receiving treatments.
- 5.8 The Environmental Health Team was consulted and raised no objection in principle to the above development, but recommends that a condition is placed on any permission requiring that any abatement equipment, external plant and ductwork required for local exhaust ventilation serving the premises is subject to the prior approval of the Local Planning Authority. The system would be expected to protect neighbours from odours and noise.
- 5.9 The proposal would accord with policy CH3 of the Crawley Borough Local Plan (2015-2030) and the guidance contained within the Urban Design SPD in relation to neighbouring amenity, subject to a condition requiring the installation of a ventilation system to address noise and odours.

The impact on parking arrangements

- 5.10 There are no specific parking standards for the proposed mixed use hair and beauty salon (sui generis). However, the most closely identifiable use class within the Urban Design SPD would be Non-Food Retail (A1) which includes a hairdressing use. The standard for that use is 1 car parking space per 20 square metres of floorspace. This equates to a total requirement of 9 off-street car parking spaces. The previous A2 bank use would have also attracted customers to the premises. The standard for an A2 use is 1 space per 30 square metres, so the bank would have needed 6 spaces.
- 5.11 There is provision for two car parking spaces on site to the rear. The application site cannot meet the adopted parking standards as there is no more space available on site to provide further car parking. However, there are a total of 23 public car parking spaces in the immediate vicinity and the site is situated in a highly sustainable location, being located in a residential area and very close to Three Bridges railway station and a large taxi rank. Furthermore, well connected bus routes pass through Three Bridges Road and nearby Haslett Avenue East. Therefore, given the previous A2 use, existing public parking available for use and the site's sustainable location, the proposed change of use is considered acceptable in parking terms.
- 5.12 The site access would lead to the two parking spaces to the rear. The Local Highway Authority has considered the proposed change of use and does not consider that the proposal would result in a material intensification of use of the access. Therefore, the proposed change of use would not have a 'severe' impact on the operation of the highway network as the current access has sufficient visibility and will be unaffected by the proposed change of use.
- 5.13 The proposal is therefore considered acceptable in this regard and would comply with the relevant Local Plan policies and the relevant paragraphs of the NPPF.

Sustainability

- 5.14 According to Policy ENV6, proposals for new non-domestic buildings should achieve BREEAM Excellent (for water and energy credits) where technically and financially viable in order to maximise water, carbon and energy efficiency. As a change of use of over 100sqm of internal floorspace, this proposal triggers the requirement of Local Plan Policy ENV6 to submit a sustainability statement.

- 5.15 A sustainability statement has been provided and advises that the proposed development will incorporate energy efficient light fittings and appliances where appropriate and the installation of new water fittings to meet up to date standards on water consumption, thereby reducing water stress. Furthermore, the applicant is also considering the possibility of sourcing energy from a green energy provider.
- 5.16 The Forward Planning Team has been consulted and consider that the approach detailed in the 'Sustainability & Energy Statement' dated 12th March 2019 as summarised above is acceptable subject to conditions to ensure its implementation.

Flooding

- 5.17 The application site falls within an area identified as Flood Zone 3. The application is purely for the change of use of the premises with no intended construction works. The proposed use would be classed as 'less vulnerable' according to the Environment Agency's Flood Risk Vulnerability Classification therefore, the risk of flooding is not considered to have an impact on the proposed change of use. Furthermore, the Environment Agency has carried out a number of works as part of the Upper Mole Flood Alleviation Scheme aimed at reducing the risk of flooding in this area.
- 5.18 The Council's Drainage Officer was consulted on this application and makes the following comments:

"I concur with the statement within their FRA that whilst the site falls within Flood Zone 3, this application is purely for the Change of Use of the premises with no intended construction works. Furthermore, the intended use is deemed to be 'less vulnerable' in the Environment Agency's Flood Risk Vulnerability Classification. As such, it is determined that the proposals will have no impact on the risk of flooding in this, or any other location. Additionally, the Environment Agency has carried out a number of works as part of the Upper Mole Flood Alleviation Scheme which is aimed at reducing the risk of flooding in this location. Consequently I have no objections from a Drainage & Flood Alleviation perspective".

- 5.19 The proposal is therefore considered acceptable in this regard and would comply with the relevant Local Plan policies and the relevant paragraphs of the NPPF.

CONCLUSIONS:-

- 6.1 In conclusion, it is considered that the principle of the change of use to a hair and beauty salon (sui generis) use is acceptable and would not have any detrimental impact on the vitality and viability of the area, sustainability or flooding. In respect of parking arrangements, it is noted that the proposal does not comply with the adopted parking standards. However, given the existing commercial A2 use of the site, the public parking within the vicinity and the sustainable location, the situation is considered acceptable. Furthermore, the proposal is not considered likely to result in a material intensification of use of the access and would therefore not have a 'severe' impact on the operation of the highway network. In respect to neighbouring amenity, the proposal does not involve the external alteration of the building, but a condition is recommended requiring any abatement equipment, external plant and ductwork required for local exhaust ventilation serving the premises to be subject to the prior approval of the local planning authority. The proposal is therefore considered to accord with the policies outlined in the NPPF (2019), the Crawley Borough Local Plan (2015-2030) and the Urban Design SPD (2016).

RECOMMENDATION RE: CR/2019/0111/FUL

PERMIT subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed below save as varied by the conditions hereafter:
(Drawing numbers to be added)
REASON: For the avoidance of doubt and in the interests of proper planning.
3. The use hereby permitted shall not be commenced unless and until details of the extraction system have been submitted to and approved in writing by the Local Planning Authority and fully implemented in accordance with the approved details. The submitted details shall include specifications of the equipment to be installed, the termination point of the flue, the elements incorporated to arrest odours, the elements designed to minimise noise and an ongoing schedule of maintenance. Thereafter the extraction system shall be maintained in accordance with the schedule. The extraction system be switched off at all times that the premises is not open or occupied.
REASON: In order to mitigate and reduce to a minimum the adverse impacts of odours and noise on the health and quality of life of sensitive receptors in accordance with policies CH3, ENV10 and ENV11 of the Crawley Borough Local Plan 2015-2030.
4. Prior to the installation of new showers, sinks and other water consuming components within the building, details of their water consumption levels shall be submitted to and approved in writing by the Local Planning Authority. The components shall subsequently be installed in accordance with the approved details.
REASON: To help address water stress in Crawley in the interests of sustainability and in accordance with policies ENV6 and ENV9 of the Crawley Borough Local Plan 2015-2030
5. Prior to the first occupation of the premises as a beauty salon, details of the energy efficiency and carbon reduction measures shall be submitted to and approved in writing by the Local Planning Authority. The components shall subsequently be installed in accordance with the approved details prior to first occupation.
REASON: In the interests of environmental sustainability in accordance with policy ENV6 of the Crawley Borough Local Plan 2015-2030
6. The two dedicated car parking spaces, associated with this application, shall be provided and maintained at all times and shall not be used for any purpose other than the parking of vehicles.
REASON: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies CH3 and IN4 of the Crawley Borough Local Plan 2015-2030.

INFORMATIVE

1. The applicant is advised that the Local Planning Authority considers that the details submitted to comply with condition 4 of this consent should, where feasible, demonstrate that the water consumption levels of new components fitted within the building should achieve the performance levels under column 3 of the following table:
http://www.breeam.com/NC2018/#08_water/wat01_nc_a.htm#Water_efficient_consumption_levels_by_component_type

NPPF Statement

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning

permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



ArcGIS Web Map

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