

UTT/14/0994/FUL (SAFFRON WALDEN)

(Referred to Committee as Applicant is Cllr Redfern)

PROPOSAL: Change of use from Opticians to Beauticians
LOCATION: 5A Market Row, Saffron Walden, Essex CB10 1HB
APPLICANT: Mrs J Redfern
EXPIRY DATE: 27 May 2014
CASE OFFICER: Samantha Heath

1. NOTATION

1.1 Within development limits; Conservation Area; Archaeological site.

2. DESCRIPTION OF SITE

2.1 The application site comprises a 2 storey end terraced building which is cream rendered with black weatherboarding at first floor. It is located on the corner of Butcher Row and Market Row in the centre of Saffron Walden. It is occupied at ground floor level by a retail unit, The Toy Box and is currently empty at first floor level but most recently occupied by an optician. The current use is A1. Adjacent and opposite the site are other retail units.

3. PROPOSAL

3.1 This application proposal is for the change of use from A1 (opticians) to sui generis, for use as a beauticians. There are no indications within the application that the internal structure and layout will be altered. The proposed number of employees is 3 full-time. Proposed opening hours are 8.00am - 8.00pm Monday – Friday and 8.00am – 6.00pm Saturday.

4. APPLICANT'S CASE

4.1 None.

5. RELEVANT SITE HISTORY

5.1 UTT/14/0003/FUL Change of use from Retail A1 to Financial and Professional Services A2. Approved 06.02.2014.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework (2012)

6.2 Uttlesford District Local Plan 2005

- Policy S3 - Development limits for the Main Urban Areas

- Policy GEN2 - Design
- Policy H8 - Home Extensions
- SPD Home Extensions
- Uttlesford Local Parking Standards 2013

7. PARISH/TOWN COUNCIL COMMENTS

7.1 None received. Expired 02.05.14

8. CONSULTATIONS

8.1 N/A

9. REPRESENTATIONS

9.1 23 Neighbours were notified. Consultation expired 25.04.14.

10. APPRAISAL

The issues to consider in the determination of the application are:

- A Whether the proposed works would be of an appropriate design and scale in its Conservation Area location (ULP Policies S1, ENV1 and GEN2).
- B Whether the proposal would adversely affect amenity values of neighbouring residents (ULP Policy GEN2 & GEN1)
- C Whether the proposal meets the required parking standards (Uttlesford Local Parking Standards 2013)

A Whether the proposed works would be of an appropriate design and scale

10.1 The site is located within the Development Limits for Saffron Walden and as such, development on this site is acceptable in principle subject to it being compatible with the settlement's character. The proposal for change of use would not result in any new built form on the site and no alterations to the exterior of the existing building. Therefore there will be no detrimental impact on the appearance of the Conservation Area.

10.2 Given the position of the proposal and its scale, design and appearance, it is believed that the proposal would have no harmful impact on the visual amenities of the area.

B Whether the proposal would adversely affect amenity values of neighbouring residents

10.3 This use is generally accepted to not cause noise and disturbance and is an appropriate use for this location. In addition the opening hours are limited, it is unlikely therefore that the use of this site as a beauticians, would generate any noise or disturbance that would be materially detrimental to any of the neighbouring buildings.

C Whether the proposal meets the required parking standards

10.4 With regard to vehicle parking standards, there are no existing or proposed parking spaces on the site however it is close to public car parks and public transport links.

10.5 The NPPF requires Local Authorities to support sustainable economic growth and to ensure the vitality of town centres, allowing this new use will bring economic benefits to the town. In addition the site is in a sustainable location close to public car parks and public transport links.

11. CONCLUSION

The following is a summary of the main reasons for the recommendation:

The proposal is considered to be in accordance with the relevant Uttlesford Local Plan policies and the application is recommended for approval.

RECOMMENDATION – CONDITIONAL APPROVAL

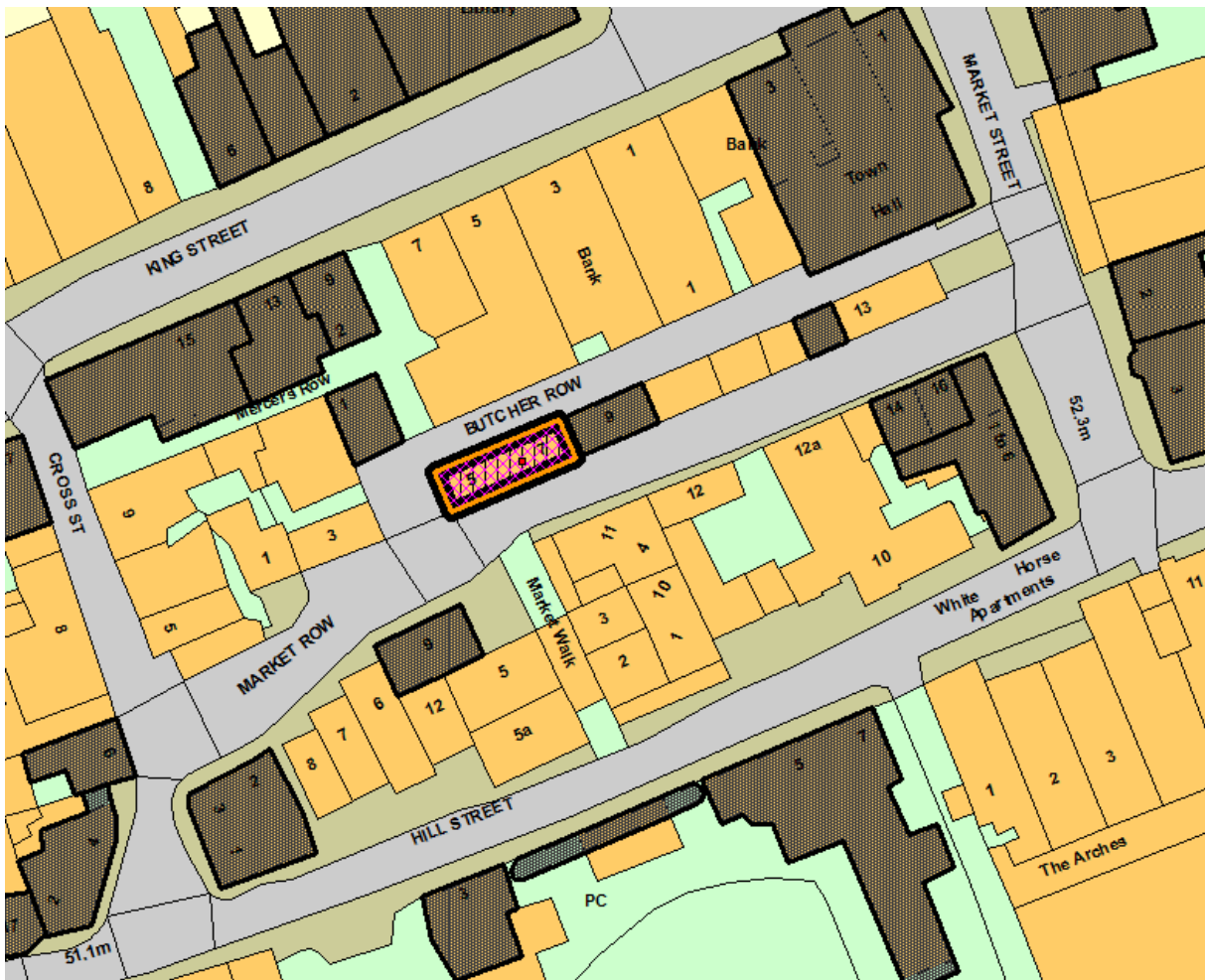
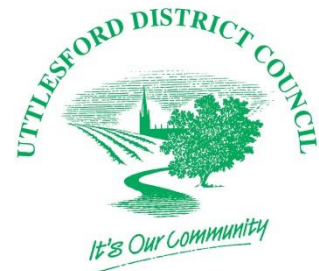
Conditions/reasons

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Application no.: UTT/14/0994/FUL

Address: 5A Market Row Saffron Walden



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Organisation: Uttlesford District Council

Department: Planning

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