



Planning Committee Date	6 November 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/02896/FUL
Site	246 Coldhams Lane, Cambridge, CB1 3HN
Ward / Parish	Romsey
Proposal	Change of use from office to beauty room including installation of glazed entrance door and sidelights and additional cycle parking.
Applicant	Mr and Mrs Quan and Mai Phan
Presenting Officer	Phoebe Carter
Reason Reported to Committee	Third party representations
Member Site Visit Date	
Key Issues	<ol style="list-style-type: none">1. Parking2. Residential Amenity3. Use
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for the change of use from an office (located in a residential property) to a beauty room including installation of glazed entrance door and sidelights and additional cycle parking.
- 1.2 The applicants set out that ‘The applicant has decided that she would like to work from home offering beauty treatments such as eyebrows, eyelashes and nails.’
- 1.3 Planning permission is not required if no material change of use occurs. It is considered that if the dwelling is still predominantly used as a private residential dwelling, it would not result in a marked rise in traffic or people calling and would not be open at unreasonable hours or create other forms of nuisance then it would not require planning permission. The assessment sets out the proposal could be considered under permitted development and a material change of planning permission would not be required. However, given the proximity to neighbouring dwellings and that an application has been put to the City Council, conditions have been added to limit the impact on neighbouring properties.
- 1.4 Officers recommend that the Planning Committee approve the application subject to conditions.

2.0 Site Description and Context

- 2.1 The application site forms the eastern half of a pair of semi-detached dwellings situated on the south-western side of Coldhams Lane. The property is in the process of being extended as per 22/01487/HFUL, which was for a single storey front extension, conversion of existing garage to an office and single storey rear extension. The property is sited within a residential neighbourhood with all with the surrounding properties all being residential.

3.0 The Proposal

- 3.1 Change of use from office to beauty room including installation of glazed entrance door and sidelights and additional cycle parking.

4.0 Relevant Site History

Reference	Description	Outcome
22/01487/HFUL	Single storey front extension, conversion of existing garage to office and single storey rear extension	Permitted

- 4.1 The application above was permitted on the 18th May 2022 and is currently being built out. The application is proposed to alter part of the proposal as set out within the description of works.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

Policy 3: Spatial strategy for the location of residential development

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 66: Paving over front gardens

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 No objection. No conditions recommended.

6.3 Environmental Health – No Objection

6.4 No objection. No conditions recommended.

7.0 Third Party Representations

7.1 4 representations have been received.

7.2 Those in objection have raised the following issues:

- Character
- Residential amenity impact (noise and disturbance and odour)
- Waste
- Artificial Chemicals
- Construction impacts
- Construction impacts of extant permission
- Highway safety
- Car parking and parking stress
- Limited Public Transport
- Cycle parking provision
- Impact on biodiversity
- Future changes of use
- Extensions beyond what was permitted

7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Design, Layout, Scale and Landscaping

8.2 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

8.3 A permission was approved, and is currently being built out, for a single storey front extension and the conversion of the internal garage to an office. The office was connected to the dwelling house and was for personal use and therefore the use of the building is still C3 use and is not considered to be within Class E use.

8.4 The applicant seeks to convert a single room within the existing dwellinghouse from a home office to run a beauty business. The use of the room would require minimal machinery and would be located in a room which was converted from the former garage. To allow for access, independent from the dwelling, it is proposed to alter the frontage from a window to incorporate a door with glazed side panels to allow for sufficient

daylight. This is considered an acceptable alteration and would not harm the character and appearance of the street-scene.

- 8.5 The proposal would still have internal connections to the dwelling house. Considering the scale of the proposed use, in relation to that of the existing residential unit, as well as its location in a predominantly residential area, officers deem that it would remain physically and functionally linked to the main Class C3 use.
- 8.6 It is recommended that a condition is applied to the application to ensure that the business is linked to the occupation of the dwelling in order to safeguard residential amenity.
- 8.7 Furthermore, a condition is recommended to limit activities related to the beauty salon anywhere on site other than the rooms set out on the proposed ground floor plans (Beauty Room, Utility Room and Shower Room) to ensure that the host dwelling retains a satisfactory level of amenity for future occupiers. The use of the business shall be solely used as a beauty salon and for no other purposes.
- 8.8 The proposal is compliant with Policies 55 and 58 of the Cambridge Local Plan (2018).

8.9 Car Parking, Highway Safety and Transport Impacts

- 8.10 The application site has off street parking to the front of the dwelling house for up to three cars. Given the limited nature of the internal layout of the building, and number of staff and clients at any time, it is not considered that the proposal would give rise to a significantly harmful level of movements to and from the site and parking provision for the ongoing residential and commercial use is appropriate.
- 8.11 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal and have not recommended any conditions.
- 8.12 Given the nature of the development, the proposal accords with the objectives of policy 80, 81 and 82 of the Local Plan and is compliant with NPPF advice.

8.13 Cycle Parking

Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards, which is silent in respect of this form of mixed use.

- 8.14 The applicants set out that bicycles are currently stored under the stairs cupboard but to improve the availability of spaces, 3no. Sheffield stands will be provided to the front of the house. This will allow space for customer cycles and additionally if any family members arrive home while a beauty

treatment is taking place they can lock their bike to the Sheffield stand and return it to the cycle cupboard in the evening once the beauty room is no longer in use.

8.15 Coldhams lane is a busy residential street providing ample natural security. Given that the internal area of the space to be converted is 17sq metres, it is considered that the cycle provision would be acceptable. A condition is recommended to ensure that the cycle parking is in place prior to the first use of the business.

8.16 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan.

8.17 Amenity

8.18 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

8.19 Neighbouring Properties

8.20 The application is not proposing any further extensions to the property and it is therefore considered that the proposal would not give rise to any residential impact in terms of overbearing, overshadowing or impact on daylight to any neighbouring residential amenity. A window on the front elevation is proposed to be amended to windows and a door, for separate external access to the unit. Given that this is replacing an existing opening and it is fronting Coldhams Lane it is not considered to give rise to any loss of privacy or overlooking to neighbouring properties.

8.21 The proposal would result in a small-scale commercial use of the property, adjacent to other residential properties, for external customers. To prevent expansion into the dwelling conditions are recommended to ensure that the future amenity of the occupiers is protected and to protect the neighbouring amenity by ensuring a functional link is retained to the existing dwelling and removing permitted development rights to change the use of the dwelling to a house of multiple occupation. Additionally, conditions are considered necessary to limit the number of staff members and customers at any one time and the opening hours of the business to ensure that there would be no disturbance regarding noise to the adjacent neighbours with additional comings and goings.

8.22 Construction and Environmental Impacts

8.23 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of

future occupiers. These conditions are considered reasonable and necessary to impose in the interest of neighbour amenity.

8.24 The Council's Environmental Health team have assessed the application and have raised no objections to the application and have not recommended any further conditions.

8.25 The applicant has advised that the treatments proposed to be offered are not likely to require any additional mechanical ventilation or filtration and the proposed use as a beauty salon is not considered likely to result in any significantly harmful noise or other impacts.

8.26 Officers note comments regarding odour from the unit however, no concerns have been raised by the Environmental Health Team and no external extraction units are proposed. Officers therefore consider, given the scale of the proposal, that this would not give rise to any significant harm to adjacent properties.

8.27 Concerns have been raised regarding the construction impacts of the proposal, and the existing construction impacts linked to the existing scheme. The scheme is, however, relatively small in scale and such impacts are likely to be limited to a temporary period. Whilst there may be impacts arising from construction related activities that would give rise to some harm to the amenity of nearby occupiers, the level of harm would not be significant. The proposal is compliant with Local Plan policy 35.

8.28 Summary

8.29 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policy 35.

8.30 Third Party Representations

8.31 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Artificial Chemicals	<p>The Environmental Health Officers have assessed the application and have raised no concerns with the part change of use. Additionally, they have not raised any concern with artificial chemicals being used within the site which would lead to any concern.</p> <p>Officers note comments received from third parties regarding the chemicals used causing an impact to the local biodiversity. The proposal would not have an external extract and would have minimal products which would impact local wildlife.</p>

Future changes of use	Officers are only able to assess the application submitted to the Local Planning Authority. Any future changes of use would be required to be submitted to the Local Authority and would undergo a consultation period and assessment on its own merits.
Extensions beyond what was permitted	Officers are assessing the proposal submitted. The proposed plans have not extended the footprint of what has been previously permitted. Officers have responded to the third party comments requesting that the allegations are referred to the Compliance Team via the portal which would be looked into subsequently. If third parties have concerns with further extensions these would be required to be raised with the Compliance Team.

8.32 Other Matters

8.33 Bins

8.34 Currently the waste bins are stored to the front of the property as there is no access to the rear of the property. A condition is recommended to ensure that sufficient waste bins are provided and stored to the front of the property in a secure manner.

8.35 Planning Balance

8.36 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

8.37 Summary of harm

8.38 The proposal would introduce a commercial space into a predominantly residential area of the city which would provide additional comings and goings. As set out within the assessment, given the size of the unit, this would provide minimal impact on the neighbouring properties.

8.39 Summary of benefits

8.40 The proposal would achieve a small independent beauty salon unit. Officers recommend conditions to ensure that the residential amenity of the neighbouring properties are protected.

8.41 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval

9.0 Recommendation

9.1 Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

10.0 Planning Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance 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).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 3 The beauty salon use shall retain its physical and functional links to the host property 246 Coldham's Lane as shown on the approved plans. Residential occupation of 246 Coldhams Lane shall at all times require a person(s) involved in directly running the beauty salon business to be living on site. At no time shall the Beauty Salon business operate independently to the occupation of the host property 246 Coldhams Lane.

Reason: To ensure the beauty use remains ancillary to the residential occupation of the host property and to protect residential amenity (Cambridge Local Plan 2018 policy 35).

- 4 The beauty salon use shall not take place anywhere on the site except within the rooms labelled as Beauty Room, Utility Room and Shower Room on the drawing DTP246/2D (Plan and elevation as proposed)

Reason: To minimise disturbance to adjoining occupiers and to clarify the terms of the permission (Cambridge Local Plan 2018 policy 35).

- 5 Three Sheffield hoops shall be provided to the front of the site prior to the first use of the business and shall be retained thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2018 policy 82).

- 6 The proposed business hereby approved shall not be open to members of the public outside the hours 6pm to 9am Monday - Saturday and at no time on a Sunday or Bank Holiday.

Reason: In the interests of amenity (Cambridge Local Plan 2018, policy 35).

- 7 There shall be no more than two members of staff, and no more than 2 customers attending the business at any one time:

Reason: In the interests of amenity (Cambridge Local Plan 2018, policy 35).

- 8: Notwithstanding the provisions of Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the change of use from a use falling within Class C3 (dwellinghouse) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that schedule shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity of future occupiers (Cambridge Local Plan policy 35).