

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD**

**PLANNING COMMITTEE**

**DEVELOPMENT CONTROL PANEL**

3 August 2023

**Item: 1**

<b>Application No.:</b>	23/00074/FULL
<b>Location:</b>	Supernova Bridal 6 High Street Datchet Slough SL3 9EA
<b>Proposal:</b>	Change of use of the ground floor from a Bridal Shop to a Beauty Salon (Laser Beauty Clinic)
<b>Applicant:</b>	C/o Agent
<b>Agent:</b>	Mr David Howells
<b>Parish/Ward:</b>	Datchet Parish/Datchet Horton And Wraysbury
<b>If you have a question about this report, please contact:</b> Tom Hughes on 01628 796302 or at <a href="mailto:tom.hughes@rbwm.gov.uk">tom.hughes@rbwm.gov.uk</a>	

**1. SUMMARY**

- 1.1 The application site comprises a Grade II listed building with commercial premises at the ground floor, located within Datchet Conservation Area and Local Centre.
- 1.2 Planning permission is sought for the change of use of the ground floor from a bridal shop to a beauty salon.
- 1.3 The proposal is considered to have an acceptable impact on the historic character and appearance of the site and its surroundings and would also have an acceptable impact on the vitality of the Local Centre.
- 1.4 Furthermore, it is a significant material consideration that both the former and current uses fall within Class E of the Town and County Planning (Use Classes) Order 1987 (amended).

**It is recommended the Committee grants planning permission with the conditions listed in Section 15 of this report.**

**2. REASON FOR COMMITTEE DETERMINATION**

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Committee as the application has been called in by former Cllr David Cannon, irrespective of the recommendation, on the grounds of the proposals visual impact on the high street and heritage of the building.

### 3. THE SITE AND ITS SURROUNDINGS

- 3.1 The application site comprises a Grade II listed building with commercial premises at the ground floor, located within Datchet Conservation Area and Local Centre. The Townscape Assessment defines the area as Historic Village Core. The site is located within Flood Zone 3.
- 3.2 The building dates to the late 18<sup>th</sup> century and has been extended to the front and rear, with a traditional shop front. The front elevation of the main part of the building is constructed in red stock in Flemish bond, with brick detailing above the traditionally constructed sliding sash windows. The plain tile square mansard roof with four evenly spaced dormer windows is behind a brick parapet with stone coping. The roof has a central chimney stack. To the rear the original part of the building has a two-storey extension which covers half the buildings width. Attached to this is a hipped clay tile single storey building which has an exposed timber frame internally as well as a lath and plaster ceiling. Internally there are timber tie beams within the ground floor rooms to the rear of the building.

### 4. KEY CONSTRAINTS

- 4.1 The site comprises a Grade II listed building, within Datchet Conservation Area. The site is located within Datchet Local Centre and is within Flood Zone 3.

### 5. THE PROPOSAL

- 5.1 Planning permission is sought for the change of use of the ground floor from a bridal shop to a beauty salon. No external alterations to the building are associated with the application. The change of use is facilitated by internal alterations only, as granted consent under application ref: 23/00075/LBC. Listed building consent and advertisement consent for fascia signage associated with the change of use has been granted under application ref: 23/00055/LBC and 23/00056/ADV.

### 6. RELEVANT PLANNING HISTORY

Reference	Description	Decision
23/00038/LBC	Retention of emergency roof repairs, removal of air conditioning wiring with associated works and internal repairs	Refused 12/06/23

23/00055/LBC	Consent for new signage to the shop front	Permitted 11/05/23
23/00056/ADV	Consent for new signage to the shop front	Permitted 11/05/23
23/00075/LBC	Internal alterations associated with the change of use of the ground floor from a bridal shop (Class E) to a beauty salon (Sui Generis)	Consent granted 19/7/23

## 7 DEVELOPMENT PLAN

7.1 The main relevant policies are:

### **Borough Local Plan (2022)**

Issue	Policy
Climate Change	SP2
Character and Design of New Development	QP3
Hierarchy of Centres	TR1
Local Centres	TR5
Strengthening the Role of Centres	TR6
Historic Environment	HE1
Managing Flood Risk and Waterways	NR1
Environmental Protection	EP1
Noise	EP4
Sustainable Transport	IF2

### **Datchet Neighbourhood Plan (2023)**

Issue	Policy
High quality design and character	DAT2
Shopfront design	DAT3

Flooding, drainage and appropriate drainage solutions	DAT10
---	-------

**8. MATERIAL PLANNING CONSIDERATIONS**

**National Planning Policy Framework Sections (NPPF) (2021)**

Section 2 – Achieving sustainable development

Section 4- Decision-making

Section 6 – Building a strong, competitive economy

Section 7 – Ensuring the vitality of town centres

Section 9- Promoting Sustainable Transport

Section 11 – Making effective use of land

Section 12- Achieving well-designed places

Section 14- Meeting the challenge of climate change, flooding and coastal change

Section 16- Conserving and enhancing the historic environment

**Supplementary Planning Documents**

- Borough Wide Design Guide SPD (2020)
- Datchet Design Guide SPD (2021)
- 

**Other Local Strategies or Publications**

- Parking Strategy (2004)
- Townscape Assessment (2010)
- Interim Sustainability Position Statement (2021)
- Environment and Climate Strategy

**9. CONSULTATIONS CARRIED OUT**

**Comments from interested parties**

Eight neighbouring occupiers were notified directly of the application, a site notice was displayed and the application was advertised in the local press. No representations were received.

**Consultees**

Consultee	Comment	Where in the report this is considered
-----------	---------	--

Conservation	Less than substantial harm. Amendment required.	Section 10
--------------	---	------------

**Others (e.g. Parish and Amenity Groups)**

<b>Group</b>	<b>Comment</b>	<b>Where in the report this is considered</b>
Datchet Parish Council	No objection, subject to listed building conditions	Section 10

**10. EXPLANATION OF RECOMMENDATION**

10.1 The key issues for consideration are:

- i. Principle of change of use
- ii. Design and impact on the character of the surrounding area, including heritage assets
- iii. Impact on neighbouring amenity
- iv. Development in a flood zone
- v. Parking and highways impact

**i. Principle of change of use**

10.2 The application site comprises a ground floor commercial unit within Datchet Local Centre. Policy TR5 provides support for non-retail uses and services within local centres, provided the overall function of the centre and opportunity for customer choice is maintained.

10.3 Express planning permission is sought for the change of use of the commercial unit from a bridal shop to a beauty salon. The use was operational at the time of the officer site visit. The unit is located in an area of established commercial activity, with a range of shops, businesses and services in the vicinity. The proposed beauty salon functions in a similar manner to the surrounding commercial uses, with similar hours of operation and maintains an active frontage in the street. It is considered that the proposed use contributes positively to the character and vitality of the local centre, in accordance with the identified policy. The principle of the change of use is therefore considered to be acceptable. Furthermore, it is a significant material consideration that both the former and current uses fall within Class E of the Town and County Planning (Use Classes) Order 1987 (amended) and thus, the proposal could have been carried out without express planning permission.

**ii. Design and impact on the character of the surrounding area, including heritage assets**

10.4 No external alterations are proposed as part of this application to facilitate the change of use. Fascia signage associated with the use has been consented under application ref: 23/00055/LBC and 23/00056/ADV. Accordingly, the proposals subject of this application are considered to have no impact on the significance of Datchet Conservation Area.

10.5 Internal alterations to the ground floor are required to facilitate the change of use. These internal alterations required listed building consent and were subject to application ref: 23/00075/LBC. The internal alterations include the installation of partition walls, new sockets and lighting and fitting of basic bathroom facilities. The internal alterations have been considered by the Council's Conservation Officer who raised no objection subject to a minor amendment, relating to one light fitting. An appropriately amended plan has been supplied to address the Conservation Officer's concerns. The internal alterations were found to cause only minimal harm to the historic fabric of the building and consent has been granted.

**iii. Impact on neighbouring amenity**

10.6 Policy QP3 requires that development has no unacceptable effect on the amenities enjoyed by occupants of adjoining properties, including noise and disturbance. The activities undertaken within the beauty salon are likely to require the use of noise generating equipment. However, the nature of this equipment would not be industrial and its use would be contained within the premises which is small in scale. Accordingly, the level of noise generated by the equipment would not cause detrimental harm to neighbouring amenities.

10.7 The unit is located in an established area of commercial activity and the hours of use indicate that it would be operational during the daytime only. Therefore, it would not be reasonable, to restrict the hours of use formally by conditions for this use, in this local centre location, particularly when the previous use was not restricted in this way.

**iv. Development in a flood zone**

10.8 The proposed change of use from a bridal shop to a beauty salon does not materially increase flood risk, impede the flow of flood water, reduce the capacity of the floodplain or increase the number of people at risk of flooding.

**v. Parking and highways impact**

10.9 There is no formalised parking space associated with the application site, and none is proposed. The site occupies a sustainable location with proximate access to public transport services. A public car is also located a short distance from the site. The proposed use is considered to generate a similar number of trips to the pre-existing retail use and is not considered to cause any significant harm to the functioning of the highways network or exacerbate existing parking pressures.

**11. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

11.1 The development is not CIL liable.

**12. PLANNING BALANCE**

12.1 The change of use is considered to have an acceptable impact on heritage assets and aids the vitality of the local centre.

**13. CONCLUSION**

13.1 For the reasons outlined in this report, the proposed development is considered to comply with the identified local and national policy and guidance, and is therefore recommended for approval.

**14. APPENDICES TO THIS REPORT**

- Appendix A - Site location plan and site layout
- Appendix B – Plans and drawings

**15. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

1 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.