

Delegated Report

Application Number: V/2025/0634

Address: 1 Beck Lane, Sutton in Ashfield, Nottinghamshire, NG17 3AH

Description of Works: Change of Use From Garage to Treatment Room, Including Replacement of Garage Door With Pedestrian Entrance

The Application	Change of Use From Garage to Treatment Room, Including Replacement of Garage Door With Pedestrian Entrance
Policy Considerations	<p>Ashfield Local Plan Review (ALPR) (2002)</p> <ul style="list-style-type: none">• ST1 – Development• ST2 – Main Urban Area <p>National Planning Policy Framework (NPPF) (2024)</p> <ul style="list-style-type: none">• Part 6 – Building a Strong, Competitive Economy• Part 9 – Promoting Sustainable Transport• Part 12 – Achieving Well-Designed Places <p>Teversal, Stanton Hill and Skegby Neighbourhood Plan 2016-2031</p> <p>Other Supplementary Documents</p> <ul style="list-style-type: none">• Town Centre/Local Centre Study (2023)• Nottinghamshire Highway Design Guide
Relevant Planning History	<p>Application Reference: V/2017/0695 Proposal: Detached Garage Decision: Conditional Consent Decision Date: 10/01/2018</p>
Summary of comments received	<p>ADC Environmental Health: No objection. One recommended condition and an advisory note to the applicant.</p> <p>NCC Highways: No objection subject to the inclusion of one condition.</p> <p>Resident Comments: One representation has been received from a resident. The resident supports the application and outlines that they believe that the property is large enough for a use of this type and the use would not be a problem to neighbouring properties.</p>
Comments on above	See main body of the report.
Summary	<p>The Site and Application:</p> <p>The application site consists of a two-storey, detached dwelling situated in a generous plot. The site is predominantly residential</p>

however there are commercial uses in the wider street scene such as the Fox & Crown Public House to the south and Kings Mill Hospital site to the southeast, the site is also located at a significant crossroads that acts as an arterial route between Sutton and Mansfield. The site is also within the main urban area of Sutton-In-Ashfield as outlined within the ALPR (2002).

The site benefits from a 2017 permission for the erection of a detached garage, this application seeks consent to change the use of this garage into a beauty treatment business. The application form does state that the change of use has been started. Condition three of application V/2017/0695 does also restrict the use of the building to garage/storage purposes only.

Visual and Residential Amenity:

This section of Beck Lane hosts properties that are set back significantly from the public highway, dwellings also differ greatly in their siting, scale and design.

The submitted plans show very little external alterations to the garage, with the only change being the removal of the garage doors and their replacement with bifold doors. This work has already completed, and street view imagery also shows this to be in place since at least October 2025.

The garage is placed upon the frontage and is visible from street scene albeit the garage is somewhat screened by the existing front boundary hedgerow. Nevertheless, it is considered that due to the little external alterations proposed, there is a limited significant impact on visual amenity.

As part of the application process, an assessment has been made in relation the impact upon residential amenity; in respect of overshadowing, massing and loss of privacy.

As previously mentioned, the proposal does not include any additional built development at the site, with the only external change being the bifold doors on the front elevation. It is therefore considered the proposal would not result in any additional significant impact in respect of massing and overshadowing.

The bifold doors are located on the front elevation which look upon the parking area of the site. It is considered these doors do not result in an adverse overlooking impact.

Scale of Operations:

The applicant has provided information relating to the scale of the business operations that would be taking place at the site.

The garage would provide a singular beauty treatment room, which

would be occupied solely by the applicant.

The applicant has provided opening hours which are as follows:

Monday: 9:00am – 18:00pm

Tuesday: 9:00am – 18:00pm

Wednesday: 9:00am – 18:00pm

Thursday: 9:00am – 18:00pm

Friday: 9:00am – 18:00pm

Saturday: 10:00am – 13:00pm (application form and supporting statement suggest this is occasional)

Sunday: Closed

The use as proposed would be a full time operation. The supporting statement shows that the business will run on a one client at a time basis and in order to prevent overlap between visitors, there will be a scheduled 15 minute gap between appointments. The statement also outlines that all bookings are managed through an online booking system and customers receive emails with parking instructions.

Any favourable will seek to condition the hours of operation to the above as so to control the unrestricted intensification of the business operation hours.

Highways & Parking:

The site is located adjacent to crossroad junction that experiences significant traffic flow consistently throughout the day. The authority would therefore not seek to support any proposal that would result in unmet off-street parking and would result in significant highway safety risk.

The site is set back from a public highway and whilst there is driveway arrangement for the site and for the properties to the north, the parking of vehicles in this area would not be acceptable. The dwelling is believed to have three bedrooms, making its off-street parking requirement as two spaces.

The site benefits from a large front parking/driveway area that would be able to accommodate two vehicles for the dwelling plus an additional parking space for a customer.

The highway authority has been consulted who have provided no objection, subject to the following condition:

Condition: The treatment room hereby approved shall be operated by the occupiers of 1 Beck Lane only and by pre-booked appointments only with a minimum of 15 minutes between the anticipated end of each booking. There shall be no turn up on the day clients. All bookings shall be retained on a register or in a diary for 6 months after the

booking has taken place and the register or diary shall be available to view by the Local Planning Authority on demand.

Reason: To minimise the possibility of multiple clients parking on the service road, in the interest of free flow of traffic.

The suggested condition appears reasonable in order to control the scale of the business operations and to ensure that the business operates in the same manner as to what has been assessed. If a favourable decision is reached with the application, the above condition shall be included.

Environmental Health:

The authorities environmental health officer has also been consulted on this application who has no concerns in relation to noise, air quality or contaminated land, there is also no significant concern in relation to the aural amenity of neighbouring properties.

The environmental health officer also suggested restricting the business operation hours to what has been stated in the supporting statement. As mentioned earlier in the report, any favourable decision would include a condition of this nature.

The environmental health officer also included an advisory note on their comments relating to trade waste. Any favourable decision will include this as an informative for the applicant.

Vacant Units:

The establishment of retail outlets (Class E uses) outside of the town and local shopping centre is a consideration since it is a significant concern that these areas are being impacted by the loss of retail outlets. It should therefore be assessed as to whether there are any available retail units within the town centre and local shopping centres, to present a balanced judgement.

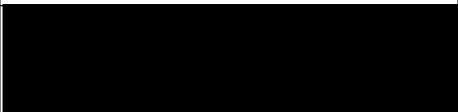
The Town Centre/Local Centre Study (2023) highlights the vacancy rates within each area of the district. The study shows that in Sutton-In-Ashfield, there were 38 vacant units at the time of the study. There would therefore appear to be evidence that there are retail space opportunities within the nearest town centre.

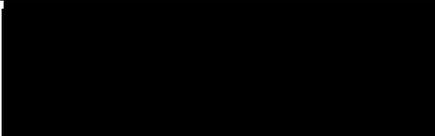
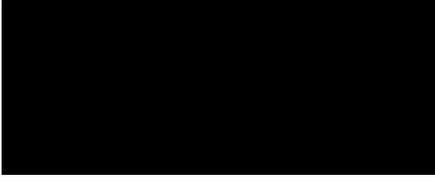
Planning Balance:

Inherently, business uses are normally suited within a town centre. Paragraph 85 of the NPPF (2024) states the planning decisions should *“help create the conditions in which businesses can invest, expand and adapt. 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. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.”*

	<p>Whilst it can be considered that the use is within an inappropriate location, the wider site does have some commercial uses, and the overall site area is within a busy location. Nevertheless, each application should be considered on its own merits in order to determine the degree of impact and material change based on the nature of the proposal and the scale of the operations, in order to reach a well-balanced planning judgement.</p> <p>The proposal does not result in any additional built development of the site and results in very little physical alteration to the site. In relation to the business use, the beauty treatment business would not lead to a significant disturbance in relation to noise and odour. Considering the little physical change to the site along with the limited residential disturbance from the use, it is considered that in this instance that the degree of change to the overall character of the area would be limited.</p> <p>The business use would operate at full time hours which would result in an increase in comings and goings. The site however is within a busy location with consistent traffic throughout the day that does generate noise. Nevertheless, the site has sufficient off-street parking, and it is possible to suitably control the business use via planning condition and therefore it is considered that the degree of change of comings and goings would, in this instance, not warrant a refusal.</p> <p>Whilst a business can be inappropriate within the residential location, the assessment above has identified the degree of impact and material change and on the planning balance, is considered acceptable.</p> <p>Adverts:</p> <p>This application does not include the provision of any advertisements, and the granting of this application would not permit the installation of advertisements for the business. An informative shall be included on any favourable decision notice to notify the applicant regarding advertisements.</p> <p>Conclusion:</p> <p>Having reviewed all the submitted information and assessing this against all relevant policies and material planning considerations, conditional consent is recommended for this application.</p>		
Recommendation	Conditional consent		
Conditions & Reason	Condition Code	Text	Monitor
		<p>The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.</p> <p>This permission shall be read in accordance with the following plans:</p>	

		<p>Existing site location plan received 06/11/2025</p> <p>Proposed block plan and parking layout plan received 05/01/2026</p> <p>Existing and proposed elevations and floor plans received 10/12/2025</p> <p>The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.</p> <p>The beauty treatment room hereby approved shall be operated by Mrs Harly Hood, occupier of No.1 Beck Lane only.</p> <p>The treatment room hereby approved shall operate by pre-booked appointments only with a minimum of 15 minutes between the anticipated end of each booking. There shall be no turn up on the day clients. All bookings shall be retained on a register or in a diary for 6 months after the booking has taken place and the register or diary shall be available to view by the Local Planning Authority on demand.</p> <p>The hereby approved beauty salon shall operate within the following opening times only:</p> <p>Monday: 9:00am - 18:00pm</p> <p>Tuesday: 9:00am - 18:00pm</p> <p>Wednesday: 9:00am - 18:00pm</p> <p>Thursday: 9:00am - 18:00pm</p> <p>Friday: 9:00am - 18:00pm</p> <p>Saturday: 10:00am - 13:00pm</p> <p>Sunday: Closed</p> <p>Bank Holidays: Closed</p>	
	Reason Code	Text	Monitor
		To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.	

		<p>To define the terms of this permission and for the avoidance of doubt.</p> <p>To remove the possibility of the unrestricted intensification of the business use, in the interests of protecting the amenity of residents.</p> <p>To minimise the possibility of multiple clients parking on the service road, in the interest of free flow of traffic.</p> <p>In order to protect the amenity of residents.</p>	
Informative	Informative	<p>Informative Text</p> <p>The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions, then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).</p> <p>This permission does not relate to the provision of advertisements for the business use. Any adverts would require their own advert consent, to be submitted and approved by the Local Planning Authority. Whilst in this instance the use has been found to be acceptable, the installation of advertisements within a residential area is unlikely to be acceptable and would not be granted consent.</p> <p>The business (applicant) should consider putting a proper trade waste contract for the regular collection of business-related waste as per relevant waste regulations as they won't be able to use domestic bins for this purpose.</p>	
Proactive Working	The application, as submitted, is acceptable. In granting planning permission, the District Planning Authority is implicitly working proactively with the applicant.		
	Signed	Dated	
Case Officer		03/02/2026	

Development Team Manager		03/02/2026
Determined by Service Director Or on their behalf		03/02/2026