

Application for Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

|                |                |
|----------------|----------------|
| Number         | 29             |
| Suffix         |                |
| Property name  |                |
| Address line 1 | Sea Front      |
| Address line 2 |                |
| Address line 3 |                |
| Town/city      | Hayling Island |
| Postcode       | PO11 0AH       |

Description of site location must be completed if postcode is not known:

|              |        |
|--------------|--------|
| Easting (x)  | 471226 |
| Northing (y) | 98972  |

Description

|  |
|--|
|  |
|--|

**2. Applicant Details**

|                |             |
|----------------|-------------|
| Title          |             |
| First name     |             |
| Surname        | -           |
| Company name   | Dunglen Ltd |
| Address line 1 | Portsmouth  |
| Address line 2 |             |
| Address line 3 |             |
| Town/city      | Portsmouth  |

2. Applicant Details

|                                                                                                                              |                                 |
|------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Country                                                                                                                      | <input type="text" value="UK"/> |
| Postcode                                                                                                                     | <input type="text"/>            |
| Are you an agent acting on behalf of the applicant? <div><input checked="" type="radio"/> Yes <input type="radio"/> No</div> |                                 |
| Primary number                                                                                                               | <input type="text"/>            |
| Secondary number                                                                                                             | <input type="text"/>            |
| Fax number                                                                                                                   | <input type="text"/>            |
| Email address                                                                                                                | <input type="text"/>            |

3. Agent Details

|                  |                                                      |
|------------------|------------------------------------------------------|
| Title            | <input type="text"/>                                 |
| First name       | <input type="text" value="Jason"/>                   |
| Surname          | <input type="text" value="Bonner"/>                  |
| Company name     | <input type="text" value="PLC Architects"/>          |
| Address line 1   | <input type="text" value="Lansdowne House"/>         |
| Address line 2   | <input type="text" value="25-26 Hampshire Terrace"/> |
| Address line 3   | <input type="text"/>                                 |
| Town/city        | <input type="text" value="Portsmouth"/>              |
| Country          | <input type="text" value="United Kingdom"/>          |
| Postcode         | <input type="text" value="PO1 2QF"/>                 |
| Primary number   | <input type="text"/>                                 |
| Secondary number | <input type="text"/>                                 |
| Fax number       | <input type="text"/>                                 |
| Email            | <input type="text"/>                                 |

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Has the development or work already been started without consent?

☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

## 5. Listed Building Grading

- ☐ Don't know  
☐ Grade I  
☐ Grade II\*  
☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

## 6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☒ Yes ☐ No

**If Yes, which of the following does the proposal involve?**

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes ☒ No

c) Demolition of a part of the listed building

☒ Yes ☐ No

**If the answer to c) is Yes**

What is the total volume of the listed building? 1144.00

Cubic metres

What is the volume of the part to be demolished?

195.00

Cubic metres

**What was the date (approximately) of the erection of the part to be removed?**

Month

1

Year

1990

**(Date must be pre-application submission)**

Please provide a brief description of the building or part of the building you are proposing to demolish

Latter single storey rear extension to the South.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To enable the development.

## 7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No

## 8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

**If Yes, do the proposed works include**

a) works to the interior of the building?

☒ Yes ☐ No

b) works to the exterior of the building?

☒ Yes ☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Refer to demolition plan: PLC Drawing 19-3132-104\_p3

9. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

| Type            | Existing materials and finishes                             | Proposed materials and finishes                                                           |
|-----------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| External Walls  | White painted brickwork<br>Red/Brown facing brickwork       | White painted brickwork to match existing<br>Red/Brown facing brickwork to match existing |
| Roof covering   | Slate roof tiles                                            | Slate roof tiles to match existing                                                        |
| Windows         | White painted timber sliding sash windows and french doors. | White painted timber sliding sash windows and french doors to match existing.             |
| Rainwater goods | Black painted cast iron rainwater goods.                    | Black painted cast iron rainwater goods to match existing.                                |

Are you submitting additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Refer to proposed elevations: PLC Drawing 19-3132-102\_p3

10. Site Area

What is the measurement of the site area?  
(numeric characters only).

0.08

Unit

Hectares

11. Existing Use

Please describe the current use of the site

Existing Public House which closed in 2018.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-----------------|---------------------------|--------------------------------------------|----------------------|
| Cars            | 10                        | 9                                          | -1                   |

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer  
☐ Septic Tank  
☐ Package Treatment plant  
☐ Cess Pit  
☐ Other  
☐ Unknown

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Refer to existing site survey: Solent Surveys drawing: 14166-S1

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system  
☐ Existing water course  
☐ Soakaway  
☒ Main sewer  
☐ Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species:
- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No
- b) Designated sites, important habitats or other biodiversity features:
- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No
- c) Features of geological conservation importance:
- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Refer to proposed site layout: PLC drawing 19-3132-100\_p5

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

Refer to proposed site layout: PLC drawing 19-3132-100\_p5

19. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

| Market Housing - Proposed |                    |   |   |    |         |       |
|---------------------------|--------------------|---|---|----|---------|-------|
|                           | Number of bedrooms |   |   |    |         |       |
|                           | 1                  | 2 | 3 | 4+ | Unknown | Total |
| Flats/Maisonettes         | 8                  | 1 | 0 | 0  | 0       | 9     |
| Total                     | 8                  | 1 | 0 | 0  | 0       | 9     |

Please select the existing housing categories that are relevant to your proposal.

19. Residential/Dwelling Units

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

|                                             |   |
|---------------------------------------------|---|
| Total proposed residential units            | 9 |
| Total existing residential units            | 0 |
| Total net gain or loss of residential units | 9 |

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

☒ Yes ☐ No

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

| Use Class                    | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A4 - Drinking establishments | 654                                                | 654                                                                                 | 573                                                                                     | -81                                                                            |
| Total                        | 654                                                | 654                                                                                 | 573                                                                                     | -81                                                                            |

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

## 25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

## 26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## 27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

## 28. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 29. Ownership Certificates and Agricultural Land Declaration

**Certificate Of Ownership - Certificate A** Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant  
☒ The agent

|                  |                                         |
|------------------|-----------------------------------------|
| Title            | <input type="text" value="Mr"/>         |
| First name       | <input type="text" value="Jason"/>      |
| Surname          | <input type="text" value="Bonner"/>     |
| Declaration date | <input type="text" value="23/10/2020"/> |

☒ Declaration made

## 30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

**30. Declaration**

Date (cannot be pre-application)

23/10/2020