

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

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	27
Suffix	
Property name	
Address line 1	East Street
Address line 2	
Address line 3	
Town/city	Havant
Postcode	PO9 1AA

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

Easting (x)	471937
Northing (y)	106215

Description

--

2. Applicant Details

Title	Mr
First name	Abbas
Surname	Visanji
Company name	
Address line 1	27, East Street
Address line 2	
Address line 3	
Town/city	Havant

2. Applicant Details

Country

Postcode

PO9 1AA

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Adam

Surname

Holmes

Company name

Jane Jones-Warner Associates

Address line 1

unit 78

Address line 2

Chichester Enterprise Centre

Address line 3

Terminus Road

Town/city

Chichester

Country

UK

Postcode

PO198TX

Primary number

Secondary number

Fax number

Email

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Separate Planning and Listed Building Application (ref. PP-10362225) submitted with the following description:

External and internal alterations to provide an accessible surgery wing and replacement rear entrance lobby. Internal alterations to revise first and second floor flats for new use as cosmetic surgeries with associated new patient and staff rooms.

The alterations to the existing are shown within the following drawing packages and documents found within the aforementioned Planning and Listed Building Consent application (ref. PP-10362225):

692_Magnolia House_Design Access and Heritage Statement_111621

692_Site Location and Block Plan_110321

692_As Existing Drawings

692_As Proposed Floor Plans_110921

692_As Proposed Sections and Elevations_110921

692_Annotated External and Ground Floor Photos_110921

692_Annotated First and Second Floor Photos_110321

4. Description of Proposal

Does the proposal consist of, or include, a change of use of the land or building(s)?

☒ Yes ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Two flat dwelling houses (use class C3(a)) above the existing dental practice (use class E(e)) converted into use Class E(e) to expand the existing dental practices services.

First floor flat to be refurbished for use as 2no. Cosmetic Surgeries, 1no. Patient Waiting Room (with associated WC facility) and Storage / X-ray Room.
Second Floor flat to be refurbished for use as Staff Facilities.

The extended dental practice will operate under the existing standard opening hours.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Existing flat dwelling houses (class C3(a)) have been vacant for several years as its use has become redundant.

Has the proposal been started?

☐ Yes ☒ No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The two flat dwellings on the first and second floors have been used for residential purposes since the buildings construction as a residential townhouse in the 18th century. In recent years the flats have become redundant and vacant, in part due to the limited appeal of the existing access through the public dental practice. The lower floors changed use to commercial purposes within the 19th century and have been established as a dental practice for over 100 years.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

The supporting evidence is shown within the following drawing packages and documents within the accompanying Planning and Listed Building Consent (ref. PP-10362225)

692_Magnolia House_Design Access and Heritage Statement_111621
692_Site Location and Block Plan_110321
692_As Existing Drawings
692_As Proposed Floor Plans_110921
692_As Proposed Sections and Elevations_110921
692_Annotated External and Ground Floor Photos_110921
692_Annotated First and Second Floor Photos_110321

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

Use class E(e) - Provision of medical or health services

Is the proposed operation or use

☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The change of use of the vacant flat dwellings, C3(a), to become part of the dental practice, E(e), is well suited to the existing situation due to the current access into the flats is via the public main stairway within the dental practices reception. This does not provide the flats with a private, self contained access and it would be impractical and expensive to provide new private stair access if the flats original purpose was reinstated. The proposed change of use allows for a successful local business to expand the scope of their services as well provide better support facilities for its employees and visiting patients. The scope of the alterations required to achieve this are modest and do not require external alterations to the first or second floor.

6. 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

7. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

Site visit with historic building advisor, Peter Fellows, to discuss the initial concepts and receive feedback on the proposed approaches prior to full planning and listed consent.

8. 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?

9. Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate 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. ☒

Date (cannot be pre-application)