

PLANNING STATEMENT

FOR

PROPOSED CHANGE OF USE

FROM BED AND BREAKFAST

TO

DWELLING

AT

250 HAVANT ROAD,

HAYLING ISLAND, HANTS

FOR

MR AND MRS ROBERTS

This Planning Statement is to accompany the attached planning application for the ,change of use from Bed and Breakfast and domestic accommodation to domestic accommodation only at 250 Havant Road, Hayling island, Hants. The Planning Statement has been written in accordance with the associated government guidelines, paragraphs 82 to 96.

BRIEF DESCRIPTION OF EXISTING PROPERTY

The existing dwelling is a brick and rendered dormered chalet bungalow with tile hung sides to dormers. The existing property is currently a Bed and Breakfast accommodation with owners' accommodation at first floor level.

Following protracted attempts to market the dwelling as a current B and B no interest has been shown in the business as a "going concern" and the owners have taken the decision to turn the property back into a single dwelling unit for their personal use.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Change of use from Class C1 to C3

LAYOUT (paragraphs 84 – 87)

The layout of the dwelling will not changed externally. There are to be minor internal changes to the layout to make the layout work better as a single dwelling unit.

SCALE (paragraphs 88 – 90)

The footprint of the existing property will not be changed by the proposed works

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will remain unchanged.

APPEARANCE (paragraphs 94 – 96)

The existing external elevations will not be affected by the proposals.