

78 Elm Grove, Hayling Island Cover Statement

We seek a certificate of lawfulness for a rear ground floor dwelling at 78 Elm Grove, Hayling Island. Currently the unit is 2 small studio flats that we wish to convert into a single dwelling with minor internal alterations to combine the units.

In 1996, 78 Elm Grove was granted planning permission to convert half of the ground floor commercial unit into a single dwelling at the front of the site. However, from looking at the historic plans it seems that there was confusion as to where the dwelling should be located within no.78 as it does not seem logical to have a commercial unit behind a dwelling. Since receiving planning permission, the dwelling was built at the rear of no.78 and later converted into 2 studio flats. We now would like to rectify the above issue by converting the 2 studio flats into a single dwelling at the rear of commercial unit.

The proposed dwelling will have access from a track that goes from the street to a rear car park. It will also have ownership of the land in front of it up to the point of the garage for 17m² amenity.

I hope that its complicated history does not prevent this scheme from a positive outcome from receiving a certificate of lawfulness.