

**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. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Matt	Surname:	Pilkington		
Company name	Superrb						
Street address:	35 Cherrywood Gardens			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City	Hayling Island			Fax number:			
County:	Hampshire			Email address:			
Country:	United Kingdom						
Postcode:	PO11 9DE						

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No**2. Agent Name, Address and Contact Details**

No Agent details were submitted for this application

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	The Precinct		
Street address:	Mengham Road		
Town/City:	Hayling Island		
County:	Hampshire		
Postcode:	PO11 9BS		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	472357		
Northing:	99161		

Description:

4. 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: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

☐ a) Owner ☐ b) Lessee ☐ c) Occupier ☒ d) Other

If No to a), b), or c), please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known):

Have they been informed of the application? ☒ Yes ☐ No

If No, why have they not been informed?

6. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

7. 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:

We've confirmed that the building is currently and A1 shop with our solicitor and our understanding is that it's been this way since construction, therefore it's probably lawful?
We would like to change the use of the property to A2 and we've had it confirmed by the planning office that this would also be lawful.
Other than bricking up the rear door (which isn't a deal breaker anyway) we aren't changing the exterior of the building, extending it or doing any significant development work other than renovating the interior and putting up studwork in the interior.

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

Please find letter from planning office below - ref GEN/16/00176
Dear Mr Pilkington,
Site Location: 14 The Precinct, Mengham Road, Hayling Island, PO11 9BS
Re: Change of use enquiry.
I am writing to you further to your enquiry received on the 09 February 2016 regarding the above address.
Following my review of the planning history relating to the premises and from the information you have provided I can advise you of the following;
Class D, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 does allow for development consisting of a change of use of a building within its curtilage from a use falling within Class A1(shops) of the Schedule to the Use Classes Order, to a use falling within Class A2 (financial and professional services) of that Schedule.
Therefore, it is my interpretation that planning permission would not be required to change the use of the premises from A1 to A2.
Please note the above comments are the opinion of an individual officer and do not represent a formal determination by the Council as to whether the proposed works would be lawful. If you require a formal determination you should apply for a lawful development certificate, the details of which can be supplied on request.
This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
Yours Sincerely,
Harriet Pitney

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

A1

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

A2

Is the proposed operation or use: ☒ Permanent ☐ Temporary

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

Because we've had confirmation from the planning office that they think we don't need planning permission, but have been advised that getting a lawful planning certificate will give us more security and peace of mind if we're investing in the property.

8. 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 descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

We would like to brick up the rear access door as the current roller shutter is a security risk and we won't need to use it.

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:

Currently the property is an A1 shop and we would like to change the use to an A2 as we are a web design company. Office activities will be designing, developing and selling websites and other design services. Our opening hours 9 - 6pm Monday to Thursday and 9 - 5 on Fridays).
Machinery will consist of computers, a small office server and a coffee machine.

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

Currently the property is an A1 shop and we would like to change the use to an A2.
I have emailed the planning office and had a letter from Harriet Pitney confirming that her interpretation is that we don't need planning permission to change the use of the business in the manner we are proposing, but she advised that we should apply for a lawful development certificate just for peace of mind.
(Case reference GEN/16/00176).

Has the proposal been started? ☐ Yes ☒ No

9. 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? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

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:

16/02/2016

Warning:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.