

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Whether the development would be development allowed under the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposed development is for the change of use of the ground floor A1 retail unit to A2 financial and professional services. The development therefore falls to be considered against the Town and Country Planning (General Permitted Development) (England) Order 2015, Part 3 - Changes of Use, Class D - shops to financial and professional.

Part 3, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 states:

"Permitted Development

D. 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 use falling within Class A2 (financial and professional services) of that Schedule."

As there are no conditions restricting the current change of the A1 retail use the change of use from A1 to A2 would be permitted development.

The bricking up of the access door is not considered to amount to development as it would not materially change the character and appearance of the building or affect its use.

8 Conclusion

The proposed change of use falls within permitted development entitlement as set out in Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposed bricking up of the existing access door is not considered to amount to development as it would not represent a material change to the character and appearance of the building or its use.

Having regard to the above information a Lawful Development Certificate should be issued.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT A CERTIFICATE OF LAWFUL USE** for application APP/16/00177

Havant Borough Council, as Local Planning Authority, certifies that on 17 February 2016 the development described in the First Schedule to this certificate in respect of land described in the Second Schedule and edged in red on submitted Location Plan (date stamped 17 February 2016 and titled 14 The Precinct, Mengham Road, Hayling Island, PO11 9BS - scale 1:200) and untitled layout plan would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The proposed development falls within permitted development allowance as set out in Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015

FIRST SCHEDULE:

This certificate relates to the following development:

Change of use from Class A1 (retail) to Class A2 (financial and professional services) and bricking up of rear access door as shown on submitted drawings Location Plan (date stamped 17 February 2016 and titled 14 The Precinct, Mengham Road, Hayling Island, PO11 9BS - scale 1:200) and untitled layout plan received 17 February 2016.

SECOND SCHEDULE:

This certificate relates to land at 14 The Precinct, Mengham Road, Hayling Island, PO11 9BS, as shown edged red on the submitted Location Plan (titled 14 The Precinct, Mengham Road, Hayling Island, PO11 9BS - scale 1:200) received 17 February 2016.

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (date stamped 17 February 2016 and titled 14 The Precinct, Mengham Road, Hayling Island, PO11 9BS - scale 1:200) and untitled layout plan received 17 February 2016.

Reason: - To ensure provision of a satisfactory development.