

Prior Approval of Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and for Associated Operational Development*

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

* A building qualifies for this permitted development right only if it is currently used for a purpose falling within use class A1 (shops) or A2 (financial and professional services) or if it is in mixed use combining residential use with an A1 or A2 use. Development is not permitted where the cumulative floor space changing use exceeds 150 square metres. Development is not permitted where the building is listed, or is a scheduled monument, or where the building is located on Article 1(5) land, in a site of special scientific interest, in a safety hazard area or in a military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification 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.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:



3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:	66	Building suffix:	
Building name:	ART MUSIC SHOP				
Address 1:	ELM GROVE				
Address 2:	MENGHAM				
Address 3:					
Town:	HAYLING ISLAND				
County:	HAMPSHIRE				
Postcode:	PO11 9EF				

HAVANT BOROUGH COUNCIL
16 JUN 2014
RECEIVED

4. Description of proposal

If the building was not in use immediately before 20th March 2013, what date was it last in use? (DD/MM/YY)

20/11/2009

What was the use of the building immediately before 20th March 2013 or the last use before that date?

CLASS A1 SHOP SELLING ART WORKS AND MUSICAL INSTRUMENTS

Please specify (including any floor space that has already changed use to a dwellinghouse under Class 1A of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564) the cumulative floor space of building which is proposed to change use to a dwellinghouse:

33m²

Please describe the proposed development, and provide relevant information on transport and highways, noise, contamination and flooding risks on site. A flood risk assessment should be provided with the application where the building is located in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

THE PROPOSED DEVELOPMENT IS A CHANGE OF 'USE OF CLASSES' ORDER FROM SHOP A1 TO RESIDENTIAL. THIS WILL ENTAIL A CHANGE OF SHOP FRONT (SEE ATTACHED) AND eventual conversion of BACK DOOR TO WALL + SMALL TOP WINDOW, & A DOOR INTO A STUD WALL. THE PROPERTY IS DIRECTLY OPPOSITE BUS STOPS WITH FREQUENT BUSES TO HAVANT. IT IS ON A MAIN ROAD WITH VARIABLE TRAFFIC. THERE ARE NO NOISE ISSUES APART FROM TRAFFIC WHICH IS SOLVED BY QUALITY DOUBLE-GLAZING. THE ENVIRONMENT PLAN SHOWS NO ADJACENT POLLUTION. THE ~~THE~~ PROPERTY IS IN A FLOOD ZONE 1 AREA. ATTACHMENTS;

Please provide a view on the impact of the change of use on the provision of services and an assessment of how likely it is that the building could be occupied by another retail or financial/professional services use:

THE CHANGE OF USE TO RESIDENTIAL WILL HAVE NO IMPACT ON THE PROVISION OF SERVICES AS THE SHOP HAS BEEN IN DISUSE SINCE NOVEMBER 2009. WHENEVER INVESTMENTS HAVE ADVERTISED THE SHOP BOTH FOR SALE & RENTAL WITH 'Holloway Hiff & MITCHELL' FOR NEARLY 4 YEARS WITH NO SERIOUS TALKERS. THEREFORE IT IS ALMOST CERTAIN THAT NO OTHER RETAIL, FINANCIAL OR PROFESSIONAL SERVICES ARE INTERESTED

6. Declaration

I/we hereby apply for prior approval as described in this notification 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.

Signed - Developer:

Signed - Agent:

Date (DD/MM/YYYY):

2/6/2014

(date cannot be pre-application)

8. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.



4. Description of proposal (Continued)

Where the building is located in a key shopping area, please provide a view on the impact of the proposed change of use on the sustainability of that shopping area:

THE CHANGE ~~OF~~ OF USE TO RESIDENTIAL WOULD LIKELY BENEFIT THE ADJACENT SHOPS. SINCE THE SHOP HAS BEEN IN DISUSE IT ATTRACTS SLOWLY INCREASING VANDALISM, WHICH WILL THREATEN THE OTHER SHOP IN THE AREA.

A NEW RESIDENTIAL FACADE & APPEARANCE OF OCCUPATIONAL SHOULD REDUCE THE INCIDENCE OF VANDALISM. (SHOP FRONT NOW BOARDED UP).

Please give a description of any exterior alterations which are proposed to the building, including information of any intended partial demolition reasonably necessary to carry out these works:

FRONT FACADE. THE BRICKING UP OF SHOP WINDOW (MATCHING UPSTAIRS BRICKWORK) AND ADDITION OF RESIDENTIAL FRONT DOOR AND WINDOW (DOUBLE GLAZED) WILL TRANSFORM THE FRONT FACADE. SEE ATTACHMENT 1.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically). ☒

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. ☒

The correct fee. ☒

Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)

