22A, 22B & 22C RAILS LANE, HAYLING ISLAND, HAMPSHIRE PO11 9LL

AN APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR GROUND FLOOR FLAT KNOWN AS 22C RAILS LANE

PERMIT



SUBMITTED TO HAVANT BOROUGH COUNCIL BY

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1.0 EXISTING SITUATION



Former entrance to flats 22A and 22B Rails Lane, now used for access to shop only



Front door to 22B Rails Lane

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22 Rails Lane is a commercial premises used as a newsagents/Premier grocery shop (known as Riley's).



View from corner of rails lane showing first floor flats (A & B)



Access to 22A Rails Lane

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There are 3 flats in and around 22 Rails Lane.

22A and B are located at first floor level above the shop. 22C is located on the ground floor at the rear of the shop.

2.0 HISTORY

In or around 2002, the layout of the first floor accommodation was changed from 1 large flat into 2 smaller dwellings. This change was recorded by Havant Borough Council and planning records have been located confirming the planning consent. The work was carried out, therefore the consent was implemented.

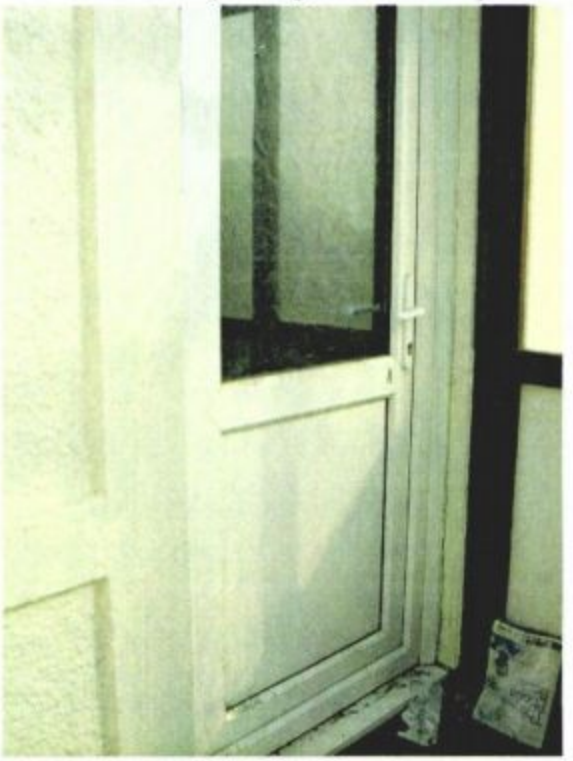
In 2003, an existing area on the ground floor at the rear of the shop was modified. The existing accommodation appears to have been used as a bed-sit/studio. The modification created separate Living and Bedroom accommodation. The existing kitchen and bathroom areas were retained.

The access to all the flats is from the access drive alongside Number 2 Southwood Road. This separates the residential use from the commercial use.

3.0 EVIDENCE

The local Post Office has confirmed that postal deliveries have been carried out to all 3 flats since 2003.

Rates/community charges have been paid for these dwellings since 2004.



Front door to 22A Rails Lane

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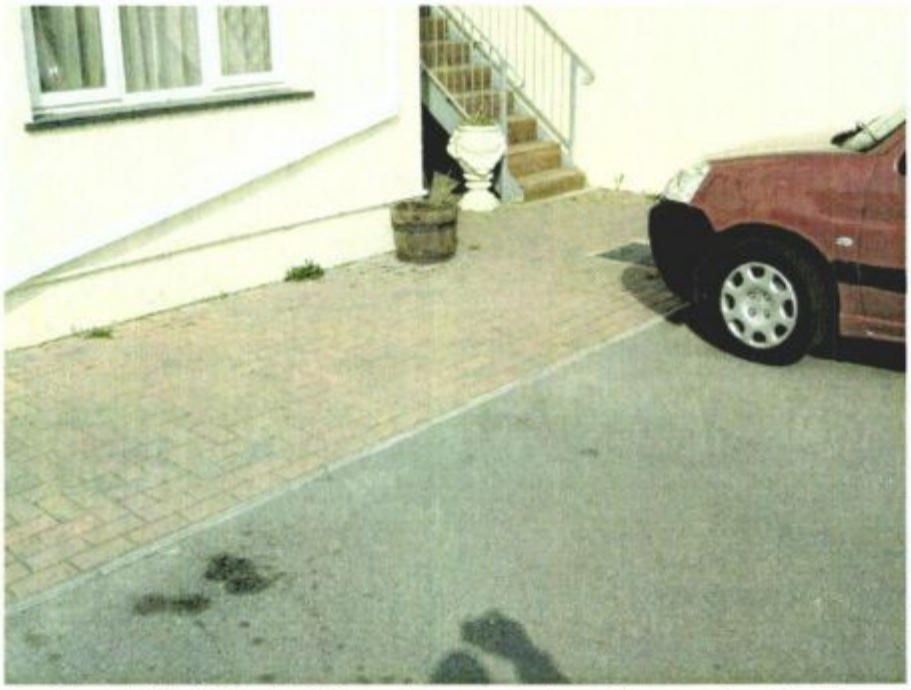

Parking to 22A, 22B and 22C located at rear of shop with access from Southwood Road



Access to front doors of 22A, 22B and 22C from Southwood Road

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Access to 22B Rails Lane



Access to rear of shop from Rails Lane only.

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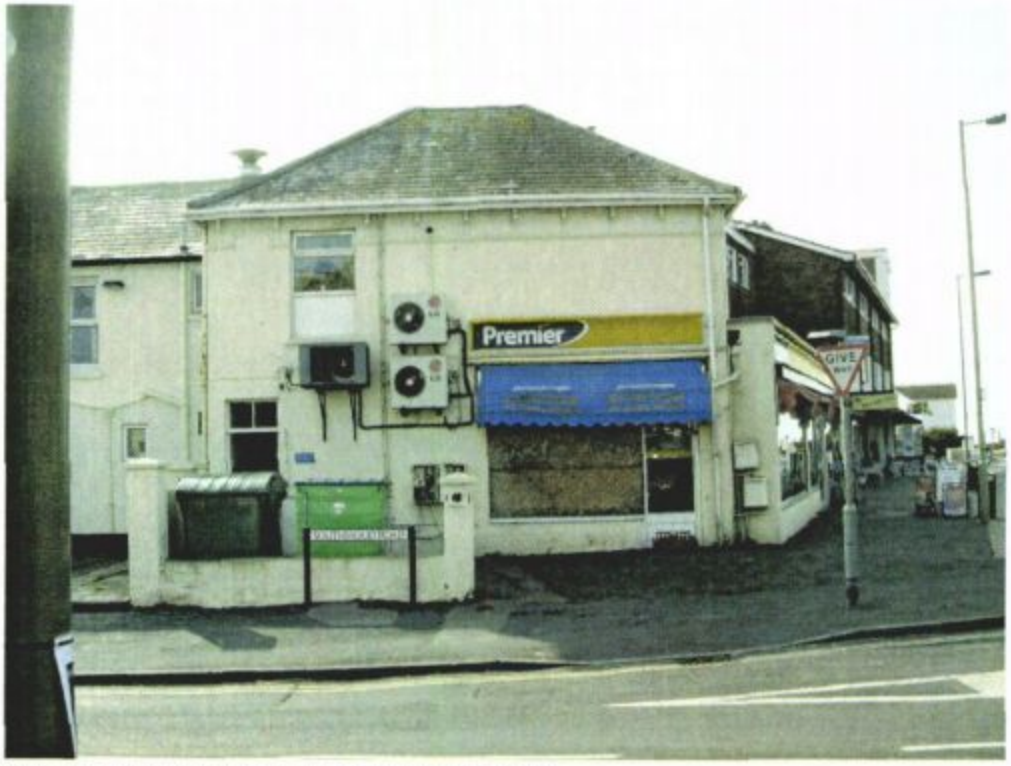

Side view of 22 Rails Lane onto Southwood Road

4.0 CONCLUSION

The flat is located in an appropriate location and has a defined access from an adopted highway and footpath. It contributes to the variety of accommodation available in the borough.

It has been used as a separate dwelling unit for a period in excess of 4 years; therefore a planning application to validate its use is not required.

We enclose all the documentation required to enable the LPA to issue a Lawful Development Certificate for 22C Rails Lane.

GAA/09.017/Oct 11

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