

Validation Sheet (Part 3 - MA - Prior Approval)

CU from Class E (commercial, business and service use to Class C3 (dwellinghouses)

Site Address: 73B Park Parade, Havant, PO9 5AA

Application Number: APP/25/00432

Application Type: PA3MA

Registered By: JE	Validated By: JE	Date: 28/05/2025
Area Ward: LP	Area Sub Ward: LP	

Description

Prior Approval for development consisting of a change of use of a building and any land within its curtilage from Class E (commercial, business and service) to Class C3 (dwellinghouses).

Constraints

All the constraints must be negative (with the exception of Conservation Area) - If any requirements are not met, the application cannot be Prior Approval

Conservation Area (for consultation purposes)	Yes	☒ No
AONB (article 2(3) land);	Yes	☒ No
Site of special scientific interest;	Yes	☒ No
Listed building or land within its curtilage;	Yes	☒ No
Part of a scheduled monument or land within its curtilage;	Yes	☒ No
Is or forms part of a safety hazard area; or is or part of a military explosives storage area; or is within 3 kilometres of the perimeter of an aerodrome	Yes	☒ No

Development is NOT permitted if

Specific Constraints – Class MA

- ☐ unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;
- ☐ unless the use of the building fell within one or more of the classes specified below a continuous period of at least 2 years prior to the date of the application for prior approval (the following classes of the Schedule as it had effect before 1st September 2020)
 - Class A1 (shops);
 - Class A2 (financial and professional services);
 - Class A3 (food and drink);
 - Class B1 (business);
 - Class D1(a) (non-residential institutions – medical or health services);
 - Class D1(b) (non-residential institutions – crèche, day nursery or day centre);
 - Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;
- ☐ if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;
- ☐ if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or before 1 August 2022, if—
 - the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and
 - the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

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Determination for: transport impact; contamination; flooding; noise; adequate natural light; impact of other nearby uses on residential use; impact on local provision of services if a) a registered nursery or b) a health centre; if within a Conservation Area, impact on the character or sustainability of the CA.

Checklist for validation: [choose ✓ for yes or ✗ for no]

- ☒ ✗ Is the application form or letter complete and signed? [must include a written description of the development and a statement specifying the net increase in dwellinghouses proposed]
- ☒ ✗ Have we received the fee of £125 per dwelling?
- ☒ ✗ Do we have a contact email and address for the developer?
- ☒ ✗ Confirmation regarding agricultural tenancies

Plans and Documents -have we received*

- ☒ ✗ A plan of the site showing the site and proposed development? [Identified scale and shows North]
- ☒ ✗ Floor plans indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the existing and proposed elevations of the building.
- ☒ ✗ A written statement specifying the number of new dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the building immediately prior to development (that is, additional to any dwellinghouses in the existing building);
- ☒ ✗ A site-specific flood risk assessment where development is in Flood Zone 2 or 3 or an area of critical drainage within FZ1

Additionally, the developer *may be* required to submit

- ☒ ✗ Assessments of impacts or risks
- ☒ ✗ Statements setting out how impacts or risks are to be mitigated
- ☒ ✗ Details of proposed building or other operation
- ☒ ✗ A Fire Statement for relevant buildings

Consultations and Publicity		
Site Notice:	Yes	Coding:
Neighbour Letters:	Yes	
<i>[on all owners and occupiers of the flats within existing block of flats and on any adjoining owner or occupier]</i>		
Highways or Network Rail - <i>if affects trunk/classified road or level crossing</i>		
Env Agency - <i>if FZ 2 or 3 or critical drainage</i>		
Env Health - <i>for contaminated land and noise issues</i>		
CO – <i>if in a Conservation Area</i>		
MOD or CAA - <i>if affects a defence asset or aerodrome</i>		

Allocated to officer:	LWE
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It is my opinion that this prior notification is valid on (date): 27/05/2025

Signature: (Validating Officer) and date JE 28/05/2025

Additional Notes to Case Officer/Admin:

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Reasons why invalid