



HELP WITH PLANNING ARCHITECTS

Help With Planning, 8 Clyne Court, Swansea, SA2 8JD
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Planning Services
Havant Borough Council
Public Service Plaza,
Civic Centre Road,
Havant,
PO9 2AX

July 5, 2024

Re: 13 Park Parade, Leigh, Havant PO9 5AA

Dear Sir/Madam,

Please find included an application for a Class MA Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order) at the above address.

The property is situated within the pedestrianised part of Park Parade, fronting the pedestrian precinct with a public car park to the rear. Park Parade is positioned in a predominantly residential area, with the shopping precinct servicing the large residential catchment of Leigh Park. The immediate area is mixed secondary retail and residential.

Onsite parking for up to 3 vehicles is available at the rear of the property. Ample further parking is available at the large public car park on Tidworth Road. The site is not within a Conservation Area or either a Flood Zone 2 or 3 area.

No. 13 has extant use as a commercial unit (Class E) having recently ceased trading as a furniture retailer and is currently trading as a barber shop. The unit has been in use under Class E (or Class A1 of the Use Classes Order 1987 (as amended)) when the applicant purchased the property. Estate Agent details of the property at the time of purchase in 2020 are included in the application as evidence of the extant use. A residential dwelling (Class C3), no. 13A, occupies both of the upper floors of the building.

The proposal is for a 1 bedroom dwelling (Class C3) to be formed of the rear part of the ground floor commercial unit with access from Tidworth Road to the rear of the building. The dwelling would have an internal area of 43 sqm and therefore would comply with minimum space requirements with windows



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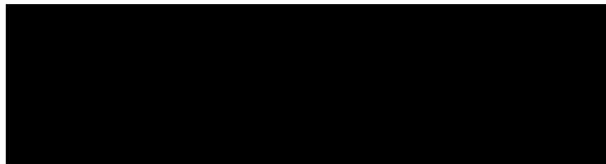
serving each habitable room to provide natural light. No external works are proposed or required to meet these requirements.

A Building Regulations application with reference no. 22/0939/RG has been submitted to undertake the conversion to ensure compliance with all relevant legislation and standards, including fire safety and noise insulation.

For the above reasons, the applicant requests confirmation that the development would be permitted under Class MA of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (as amended).

If you require further information, please do not hesitate to get in touch.

Yours sincerely,



Neil Simpson BA (Hons) MA PgDip

Planning Consultant