



Supporting Statement

Lawful Development – Existing Use

7 Wheatlands Avenue and Land at Hayling Island, PO11 9SG

February 2021

Critchley **A**rchitecture **A**nd **D**esign Ltd,
The Old Brewery,
15E South Street,
Havant, PO9 1BU

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1.0 Generally

- 1.1 This Planning Statement is in support of a Lawful Development Application to Havant Borough Council for existing residential use (C3) at 7 Wheatlands Avenue, Hayling Island, PO11 9SG.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 This application is made on behalf of the site owners, Mr Michael Davis, Mrs Tara Kerr Elliot, and Mrs Tanya Donkin (the applicants).
- 1.4 Reference should be made to the planning submission drawings for details of the proposals, re:

21010 - 101 Location and Block Plan

- 1.5 The objective of this application is to clarify the status of the existing land at 7 Wheatlands Avenue, Hayling Island, PO11 9SG.

2.0 Physical Context

- 2.1 The subject site lies to the north of Wheatlands Avenue and comprises a bungalow and garden annexe.



Fig. 1

- 2.2 The area is predominantly residential in character with bungalows and chalet bungalows and a few two storey houses to the western end of Wheatlands Avenue.
- 2.3 The site is generally flat and level.
- 2.4 The site is about 6.5 miles south-east of Havant Town Centre.
- 2.5 The site is within Flood Zone 2 and the SPA 400m Buffer, as fig. 2 below

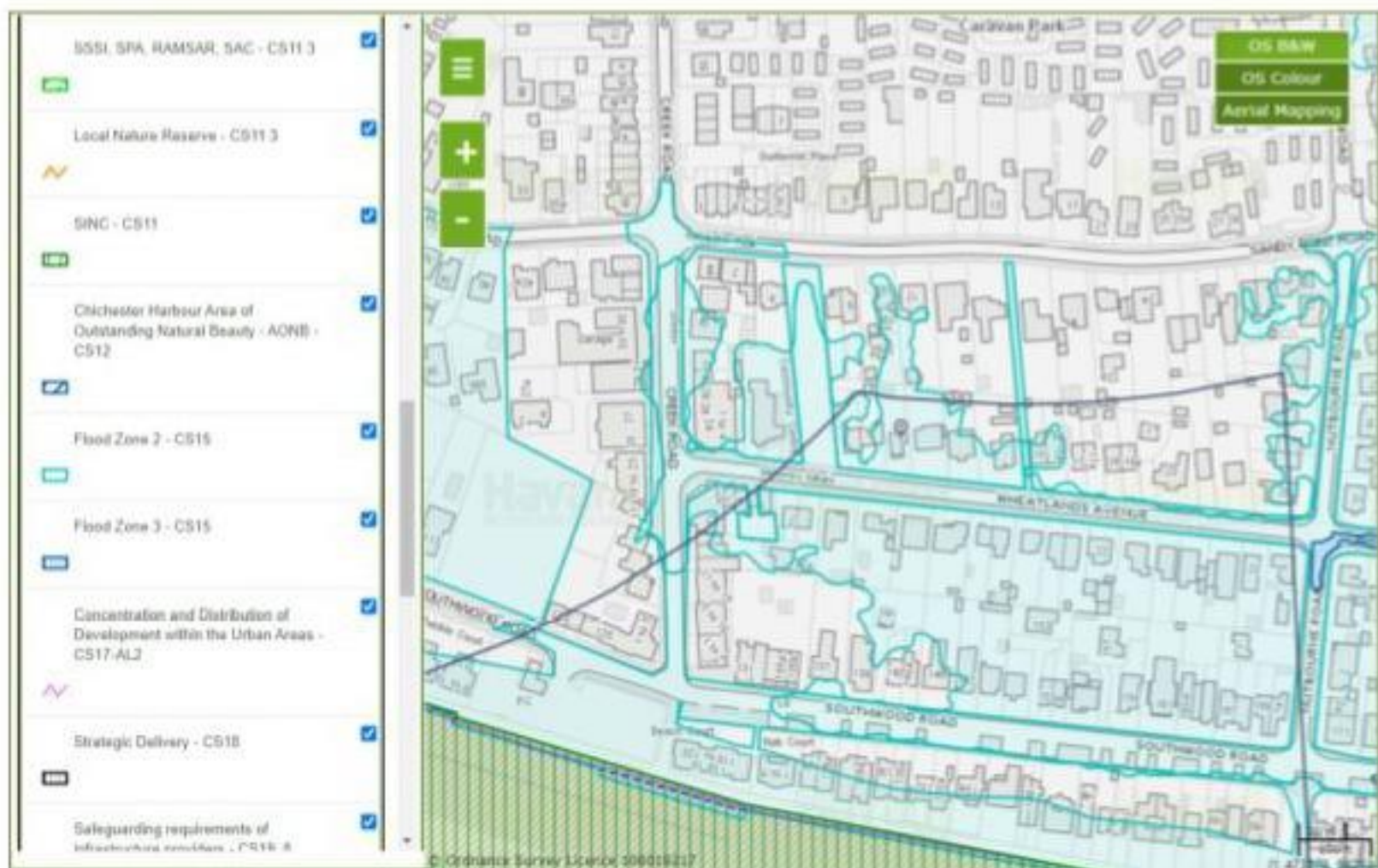


Fig. 2

3.0 Social and Economic Context

- 3.1 Hayling Island is separated from the mainland by a narrow channel, traditionally known as Sweare Deep. It is situated to the south of Havant and is accessible via a bridge at Langstone. It lies between Chichester Harbour to the east and Langstone Harbour to the west and can be accessed from Portsea Island by ferry.
- 3.2 Wheatlands Avenue lies to the south-east of Hayling Island within Eastoke, very close to the Solent coastline. There is a local shopping district 15 minutes walk from the site at Rails Lane.

4.0 Involvement of Local Interests

- 4.1 Pre-application advice was sought from Havant Borough Council in 2020 (GEN/20/00556). The council were unable to find any planning history for the site and concluded that the existing buildings were constructed prior to 1947.
- 4.2 Although the bungalow was originally constructed as a holiday home, the pre-application advice received notes that, as no commercial holiday use appears to have taken place for some time, "it may be that the frontage building would be classed as a dwelling house and the rear building an annex in terms of the established planning unit."
- 4.3 This application is in response to the case officer's advice to seek to establish the lawful planning use of the site.

5.0 Amount

- 5.1 The current site in the ownership of the applicants is 377 m².
- 5.2 The existing bungalow has a floor area of approximately 52m². The annexe is approximately 25m².

6.0 Layout

- 6.1 The site is set slightly on an angle to Wheatlands Road such that the building line appears staggered. The frontage of No.7 is in line with No.3 and No.9.
- 6.2 The bungalow is situated towards the south of the site with a gap to both side boundaries. There is a driveway along the eastern boundary as far as the bungalow with a dropped kerb to the highway.
- 6.3 The annexe is in the north-west corner of the site.

7.0 Evaluation

- 7.1 The site is within a Settlement Policy Area.
- 7.2 The site has been in the ownership of the applicants' family since 1929, when it was first bought by Mrs F.E.Davis, see Appendix A. The map in Fig.3 gives a good indication of the plot locations referred .



Fig. 3

- 7.3 The existing bungalow is an established dwelling. The historic map in Fig. 4 shows that it predates many of the neighbouring dwellings in Wheatlands Avenue.

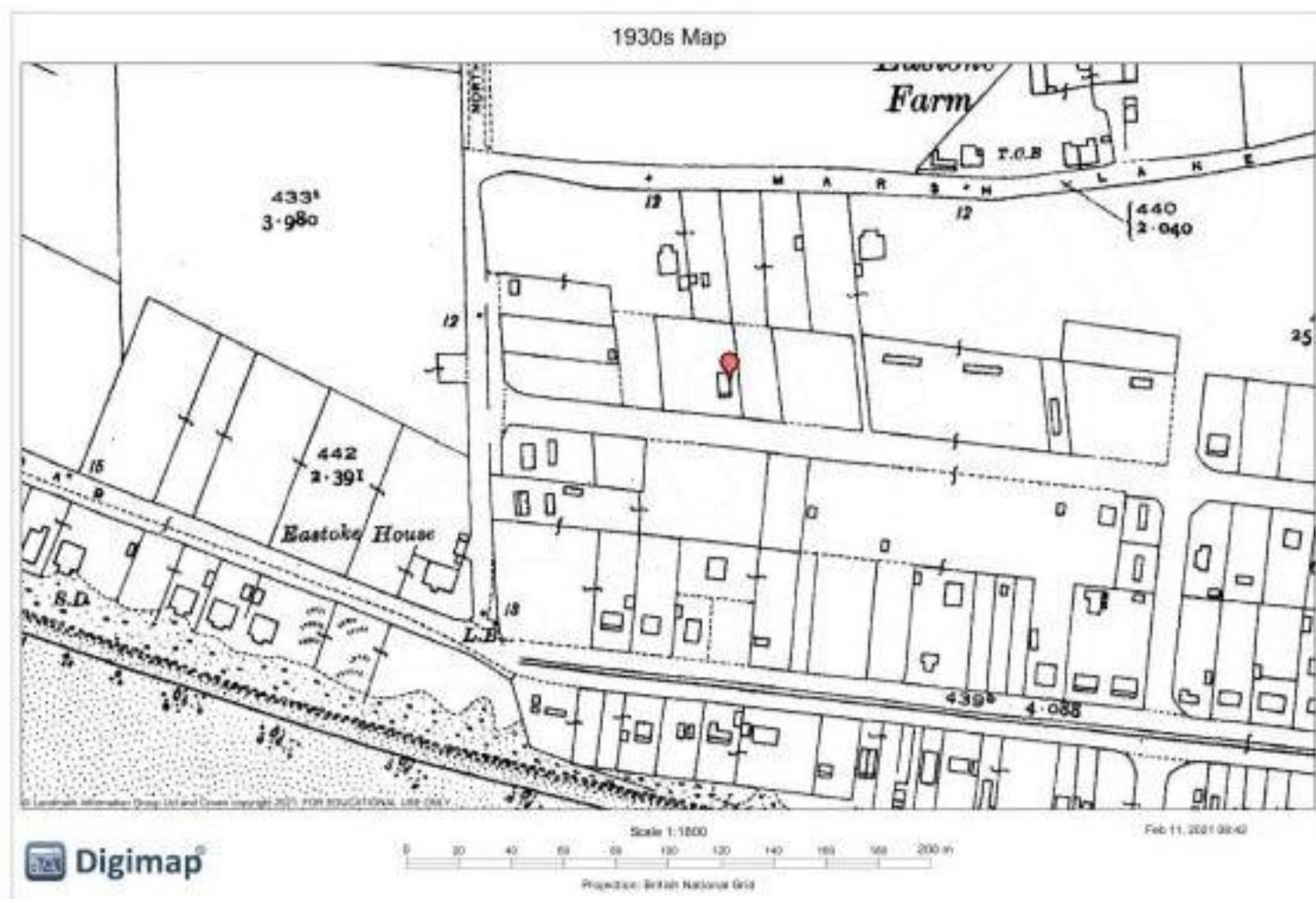


Fig. 4

- 7.4 There is a record of a bungalow on the subject site being registered for a new property assessment in August 1930, see Appendix B. It is likely that this indicates the approximate build date of the bungalow and that the family have owned it since it was first constructed.
- 7.5 The site and buildings within it are used solely by the owners and their families and are not commercially let. The applicants have provided a recent council tax bill where the property is officially recorded as a second home (Appendix C).
- 7.6 The owners of the neighbouring property at No.9 have kindly confirmed in writing that the site and buildings within it are used only by the applicants' immediate family, see Appendix D.
- 7.7 Having reviewed the documents provided by the applicants, it is our belief that the site should be classed as C3. The existing bungalow has been in use as a private dwellinghouse for over 90 years and the annexe, clearly a later addition, is only accessible to the occupants of the bungalow and should be considered an outbuilding incidental to the enjoyment of the dwellinghouse.

8.0 Appendices

Appendix A

Schedule of Documents Relating to Lot 99a and Part Lot 99b on the Eastoke Estate,
South Hayling

Regr. No.....

SCHEDULE OF DOCUMENTS

Relating to Lot 99a and Part Lot 99b on the Eastoke Estate,
South Hayling.

RECEIVED OF BURLEY & GEACH, SOLICITORS, 8, SWAN STREET, PETERSFIELD,
this 11 Nov 1931 the following:—

As to Lot 99a.

1929 ABSTRACT OF TITLE. ✓

1929 October 14th. OFFICIAL CERTIFICATE OF SEARCH No. 259198/1929. ✓

1929 October 15th. CONVEYANCE Messrs W.J. Tickner and E. Austin to Mrs. P.E. Davis. ✓

As to Part Lot 99b.

1931 ABSTRACT OF TITLE. ✓

1931 October 26th. OFFICIAL CERTIFICATE OF SEARCH No. 306986/31. ✓

1931 October 27th. CONVEYANCE Messrs F.&W.T. Bayliss to Mrs. P.E. Davis. ✓

[REDACTED]

Proposal by Rating Authority

GOSPORT ASSESSMENT AREA.

RATING AND VALUATION ACT, 1925.

Proposal by Rating Authority.

Rural District Rating Area of HAVANT.

Parish of Hayling South Assessment No. 1240

To Mr. A. Davis,
of St. Helena, School Green,
SHIMFIELD.

Notice is hereby given that the Rating Authority intend to make a Proposal for the inclusion therein, omission therefrom, or the correction or amendment of the Valuation List in respect of the following property:

	Valuation List now in force	Proposed Amendment
Name of occupier		
Name of owner	Davis A.	
Description of property	Bungalow	
Name or situation of property	Plot 99, Eastoke.	
Estimated extent	a. r. p.	a. r. p.
Gross value	£ 21	£
Net annual value	£	£
Rateable value	£ 14	£
Rateable value of an agricultural hereditament:—		
Farm house	£	£
Agricultural buildings	£	£
Agricultural land	£	£

The grounds or reasons in support of the proposal are as follows:—

That this is a new property and has not been previously assessed.

That alterations and additions have been made to the property.

Dated this 2nd August 1930.

Appendix C

Council Tax Bill, March 2020



Havant
BOROUGH COUNCIL

Council tax bill for 2020/21

Date: 11 March 2020
Telephone: 02392 446317

Property address (if different)
7 WHEATLANDS AVENUE
HAYLING ISLAND
HAMPSHIRE
PO11 9SG

0000-0001-9388-8171
E-mail: jay@cs.cmu.edu



Your PayPoint reference:



98265024211008638728156

The council tax for your area is made up as follows:

% change from 2019/20

	£	
HAMPSHIRE COUNTY COUNCIL	782.97	2.0
HAMPSHIRE CC ADULT SOCIAL CARE*	74.55	2.0
POLICE & CRIME COMMISSIONER	140.97	5.0
HAMPSHIRE FIRE AND RESCUE AUTHORITY	46.04	2.0
HAVANT BOROUGH COUNCIL	139.65	2.4

*The council tax attributable to Hampshire County Council includes a precept to fund adult social care.

Please see www.hants.gov.uk

THIS PROPERTY IS IN VALUATION BAND A

1184.18	3.8
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Council tax period 01.04.2020 to 31.03.2021

£1184.18

second home/furnished/unoccupied - no discount 01.04.2020 to 31.03.2021



Amount payable by you £1184.18

Your method of payment is by direct debit. Instalments for 2020/2021 will be debited directly from your bank account on, or shortly after, these dates:

01.04.2020	£122.18	01.09.2020	£118.00
01.05.2020	£118.00	01.10.2020	£118.00
01.06.2020	£118.00	01.11.2020	£118.00
01.07.2020	£118.00	01.12.2020	£118.00
01.08.2020	£118.00	01.01.2021	£118.00



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Appendix D

Letter from owners of 9 Wheatlands Avenue

Ref: P/20/069
7/7A Wheatlands Avenue PO11 9SG.

9 Wheatlands Avenue
Hayling Island
PO11 9SG

Date:

To whom it may concern,

We have lived at the above address since 15.4.2016 We can confirm that during that time the property at 7 Wheatlands Avenue has been used solely for personal family use by the owners Michael Davis, Tara Kerr Elliott and Tanya Donkin and their families.

Yours sincerely,

