

Application to determine if prior approval is required for a proposed Change of Use from Shops (Class A1), Professional and Financial Services (Class A2), Takeaways (Class A5), Betting Offices, Pay Day Loan Shops or Launderettes to Offices (Class B1a)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class JA

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Developer Name and Address

Title:	Mr	First name:	Michael	
Last name:	Jones			
Company (optional):				
Unit:		House number:	23a	House suffix:
House name:				
Address 1:	Wheatlands Avenue			
Address 2:				
Address 3:				
Town:	Hayling Island			
County:	Hampshire			
Country:	England			
Postcode:	PO11 9SG			

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:				

HAVANT BOROUGH
COUNCIL

09 SEP 2019

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3. Site Address Details

Please provide the full postal address of the application site.

Unit:	2	Building number:	128	Building suffix:	
Building name:	Four Keys House				
Address 1:	Elm Grove				
Address 2:	Hayling Island				
Address 3:	Hampshire				
Address 4:					
Postcode:	PO11 9BH				

4. Eligibility

Was the use of the building on 29 October 2018 (or the last use before that date) one of the following:

- Class A1 (Shops) or Class A2 (Financial and Professional services);
- Class A5 (Takeaway);
- a betting office, pay day loan shop or launderette?

☒ Yes ☐ No

If you have answered no above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the relevant Local Planning Authority on the best course of action.

Was the building's use within Class A1 (Shops) or Class A2 (Financial and Professional services) only granted by a previous change of use under permitted development rights? (Select 'No' if not relevant)

☐ Yes ☒ No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the relevant Local Planning Authority on the best course of action.

Will the total combined floor space in the building (previously and in this proposal) changed under this permitted development right exceed 500 square metres?

☐ Yes ☒ No

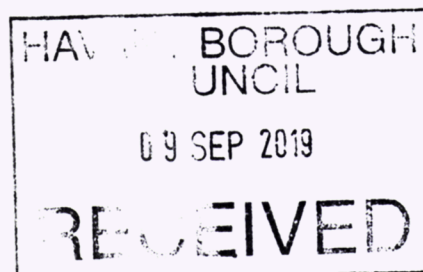
If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the relevant Local Planning Authority on the best course of action.

Is any part of the land, site or building:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

☐ Yes ☒ No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the relevant Local Planning Authority on the best course of action.



5. Description of Proposed Development and Impacts

Please describe the proposed development:

The application is for a change of use from A2 to B1a (office).

The site will remain the same. Some minor internal upgrading will be required to improve the energy efficiency.

Initially there will be no additional employees and would never be more than one extra person.

The premises includes an allocated parking space, there is also the option to use an existing garage in the parking area for the building. The current provision for two cars will adequately cover any parking requirements.

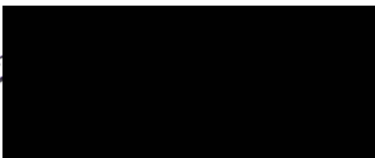
The office will not be open to the public and will be in operation within normal office hours 9am-5pm Monday - Friday.

There will be no deliveries to the premises.

The change of use will have no affect on the surrounding environment. There will be no hazardous equipment used so there will be no hazardous waste.

The proposal is to use the office as a base for personal affairs (administrative work) - there will be no trading or equipment and no public entry.

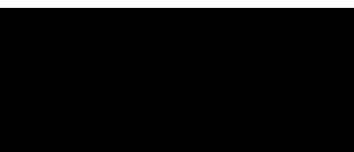
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Please provide details of any transport and highways impacts and how these will be mitigated:

None - there will be no impact to transport or highways. The office already has one allocated parking space to the rear with an option to use one of the existing garages. There will be no extra parking required as it will not be open to the public, therefore the impact is zero.

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5. Description of Proposed Development and Impacts(continued)

Please provide details of the impacts of noise from commercial and retail premises on the intended occupiers of the development and how these will be mitigated:

The proposal is to use the premises as a private office within normal office hours 9-5 Monday to Friday. There will be no impact of noise on the surrounding area or local residents.

06/09/2019

Please provide details of the impact on the adequate provision of services, based on the loss of the building's current use.

For example:

- Would there be a reasonable prospect of the building being used under it's current use class going forward?
- Would a unique shop, service or food provision be lost from the area if the use is changed?

After consultation with the local estate agents it is their view and mine that it is highly unlikely a future occupant could establish a commercially viable business due to a number of reasons including:

- A footfall that continues to decrease in the area.
- A lack of demand for small independent retailers/ professions, following the general market trend, (as suffered by most other small commercial secondary areas).
- The former occupant was a computer consultant and prior to that was a financial consultant so the application is not for a major change in use so it would have insignificant impact on the local services offered.

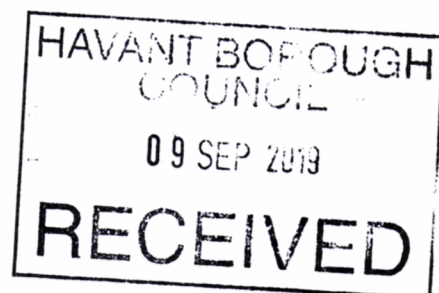
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Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

The property is located within a building of secondary frontages and is a minor shopping area. A large proportion of the former shops in the vicinity have gradually given way to residential dwellings including the property immediately adjacent, which is now a one bedroom flat. As the area has become more residential, footfall has correspondingly fallen. Footfall has moved to the primary frontages of Mengham District Centre.

The previous occupant of Unit 2 - 'Hayling Internet' attracted limited interest from passing pedestrians and as a result suffered accordingly and eventually ceased trading at that location.

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6. 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 application 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, the Local Planning Authority may require submission of further information at a later date.

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



The correct fee



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. Plans can be bought from one of our accredited suppliers using our 'Buy a planning map' service (www.planningportal.co.uk/buyaplanningmap)



7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form 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:

Or signed - Agent:

Date (DD/MM/YYYY):

06/09/2019

(date cannot be pre-application)

8. Developer Contact Details

Telephone numbers

Country code: National number:

Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code: National number:

Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

