

Notification of a Proposed Change of Use to Dwelling(s)

Town and Country Planning (General Permitted Development) Order 1995 (as amended)
Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule*

*Development is not permitted where the building is on Article 1(6a) land, is a Listed Building or Scheduled Ancient Monument, or is or forms part of a safety hazard area or military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	Miss	First name:	Lauren
Last name:	Jones		
Company (optional):	Tramar (Developers) Ltd		
Unit:		House number:	
		House suffix:	
House name:	Gutner Cottage		
Address 1:	Gutner Lane		
Address 2:			
Address 3:			
Town:	Hayling Island		
County:	Hampshire		
Country:	England		
Postcode:	PO11 0RN		

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:			

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 9EH				

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering transport and highways impacts of the development; contamination risks on the site; and flooding risks on the site.

To convert Unit 2 from B1 (office) to C3 (residential dwelling). Tramar (Developers) Ltd own the freehold of Unit 2 and Flat 6 above. Unit 2, currently consists of 3 rooms with a large shop front window (facing Elm Grove) and a window to the rear looking onto the car park (also owned by Tramar (Developers) Ltd.

Next door (Flat 1, 128 Elm Grove) (previously Unit 1) was successfully converted from B1 to C3 in 2015. The size and layout conversion of Unit 2 will reflect exactly that of Flat 1 (the plans will just be flipped so the kitchens will be side by side see Fig 1 attached). The plan is to re-use the existing building with minimal alteration, the proposals are inherently sustainable, by minimising demolition disposals and reducing new construction supply and delivery requirements. Unit 2's front shop window will be replaced to match next door (Flat 1) bay front window and the rear window (to be the bedroom window) will also match that of Flat 1's rear bedroom window.

The subject site is located on the junction of Elm Grove and Legion Road, within Local District Town Centre CS4 of Hayling Island. The site is currently designated as a Secondary Frontage, all the Primary Frontages being to the south where Elm Grove meets Mengham Road.

The whole first floor of Four Keys House comprises of four residential two bed flats and will remain as existing. There are a number of properties surrounding 128 that are residential, along Elm Grove and Legion Road.

The site is flat and even with parking to the rear. A garage and one parking space to the back of the property is also already attached to Unit 2, so there will be no requirement for potential occupants to take up on-street parking spaces.

There are no contaminants on site with no history of contaminants since it was first built in the late 60's and has always been a mixture of residential and commercial units.

There are no trees on the development site. It is not within a flood risk area nor in a sensitive habitat. Please see attached flood risk map from the government website.

If the building was not in use immediately before 30th May 2013, when was it last in use? Date (DD/MM/YYYY)

What was the use of the building immediately before 30th May 2013 or the last use before that date?

The premises was an internet consultant from 2009 until April 2019 and prior to that it was an independent financial advisors office.

5. 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 notification 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, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification 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-Plan service](http://www.planningportal.gov.uk/buyaplan)(www.planningportal.gov.uk/buyaplan) ☐

6. Declaration

I/we hereby apply for prior approval as described in this notification 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:

Lauren Jones

Or signed - Agent:

Date (DD/MM/YYYY):

24/05/2019

(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address:

8. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address: