

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form 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.

1. Site Address

Number	34
Suffix	
Property name	Seabreeze
Address line 1	34 Fairlight Chalets
Address line 2	Salterns Lane
Address line 3	
Town/city	Hayling Island
Postcode	PO11 9LQ
Description of site location must be completed if postcode is not known:	
Easting (x)	473042
Northing (y)	99070
Description	

2. Applicant Details

Title	Mrs
First name	Jackie
Surname	Baxter
Company name	
Address line 1	Latrigg
Address line 2	Hambledon Road
Address line 3	Denmead
Town/city	Waterlooville

2. Applicant Details

Country	United Kingdom
Postcode	PO7 6LS
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Variation of Condition 7 of Planning Permission HWU 2788 and Condition 1 of Planning Permission 13268/3 to allow for HMRC Registered Self Catering Holiday Let occupation (maximum continuous stay 30 days per stay) for 12 month period.

Reference number

HWU 2788

Date of decision (date must be pre-application submission)

08/02/1954

Please state the condition number(s) to which this application relates

Condition number(s)

Condition No. 7

Has the development already started?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

Seabreeze is a very successful self-catering holiday let that was registered as a Business with HMRC and HBC in June 2020. Demand for this type of holiday accommodation now exists all year long, rather than just for the summer months.

The Fairlight Chalet complex was a purpose built holiday accommodation in 1954 and over the last 10 years a number of the chalets have been granted permanent residential occupation reducing the number of chalets available for holiday accommodation detrimental to the tourist offer and contrary to policies CS5 and DM3 of the HBC Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.

Seabreeze was renovated to a high standard in 2020, with the sole purpose of providing comfortable self contained holiday accommodation. The chalet is brick built with a tiled roof, fully double glazed, has heating and insulation and a fully working kitchen and is suitable for all year round occupation. The property has private gardens to the front and the rear and a dedicated parking space. As a business registered with HMRC the maximum stay can be 30 consecutive days which we strictly adhere to and a maximum occupancy of 3 persons, complying with CS16 and DM3.

Holiday let traffic is generally less than permanent residential occupation as some guests arrive by public transport, do not tend to have parcel deliveries and other activities of residential occupation complying with CS16 and DM13. Our guests visit Seabreeze for different reasons including a holiday, visiting relatives, work, weddings and funerals and attending social and leisure activities such as The Kite Surfing Armada, Goodwood and many of the sailing related events. The chalet is also conveniently situated to allow for our guests to be able to walk easily to local places of interest thus avoiding the need to use a vehicle.

The Fairlight Chalet complex was originally built as holiday accommodation and many of the chalets are occupied on a permanent residential basis. By applying for the change of condition allowing full time self catering holiday let accommodation, the balance between full time residential and full time holiday let will be restored.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The chalet can be occupied for 12 months of the year for HMRC Self Contained Holiday Let Registered Businesses subject to the HMRC occupancy rules.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	
Address line 2	
Town/city	
Postcode	
Date notice served (DD/MM/YYYY)	09/08/2021

Person role

- ☒ The applicant
☐ The agent

Title	Mrs
First name	Jackie
Surname	Baxter
Declaration date (DD/MM/YYYY)	09/08/2021

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent 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. ☒

Date (cannot be pre-application)

09/08/2021