

Deer View Lodge
Copse Lane
Hayling Island
Hampshire
po11 0pt



Havant Borough Council
Planning Services
Public Service Plaza
Civic Centre Road
Havant
Po9 2ax

24th May 2018



Dear Sir/Madam,

The site office, Deer View Lodge, Copse Lane, Hayling Island

Conversion of office to residential

Town & Country Planning (General Permitted Development) Order 1995 (As amended)

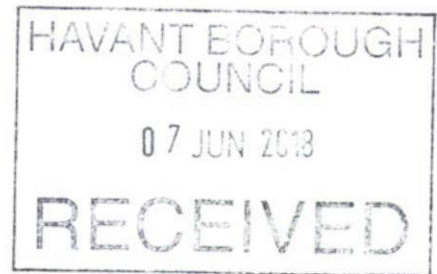
Part 3- Class O (a) and (b)

Please find enclosed a prior approval application under class o of the GPDO in the respect of the conversion of "The Office" into a 3 bed dwelling at Deer View Lodge, Copse Lane, Hayling Island.

The proposal complies with the requirements of Class O Parts 1 and 2 as follows.

Part O.1

- a) The building is not on article 2(5) land ; The building is not in a national park
- b) The building was used as office on 29th May 2013 and prior to this date evidence supplied Appendix (A);
- c) This paragraph was omitted by the GPDO amendment order 2016;
- d) The Site is not, or does not form part of, a safety hazard area;
- e) The Site is not, or does not form part of, a Military explosives storage area;
- f) The Building is not listed and is not within the curtilage of a listed building;
- g) The Site is not, and does not contain a scheduled monument;



Part 0.2

The GPDO requires the developer to apply to the council as to whether the prior approval of the authority will be required in respect of;

a) Transport and highways impacts of the development.

In this case the proposal is to use the existing access and no alterations are required the current access provides a safe access with good visibility. In addition, adequate car parking is proposed to serve the dwelling. It should be noted that the vehicle trips associated with a dwelling will not be above or beyond that associated with the use as a office and consequently there will be no highway impacts arising from this conversion.

b) Contamination risks on the site.

The site is not contaminated and no excavation is proposed, Consequently there are no contamination risks associated with the proposed conversions

c) Flooding Risks on the Site

The site lies within Flood Zone 1 (where all development is considered acceptable) and there are no flooding risks or critical drainage issues associated with the site. As you will be aware the sequential and exceptions tests do not apply to changes of use. (planning Practice Guidance- Paragraph :033 Reference id 7-033-20140306)

d) Impacts of noise from commercial premises on the intended occupiers of the development.

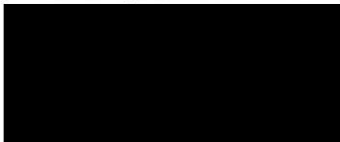
There will be no impacts from noise related to commercial premises which would have a harmful impact upon intended occupiers.

I trust the above and accompany drawings will enable you to favourably determine the application to convert our office into our home.

If you do require any further information please do not hesitate to contact us.

Yours sincerely

Miss H Spinner & Mr G. Atkins



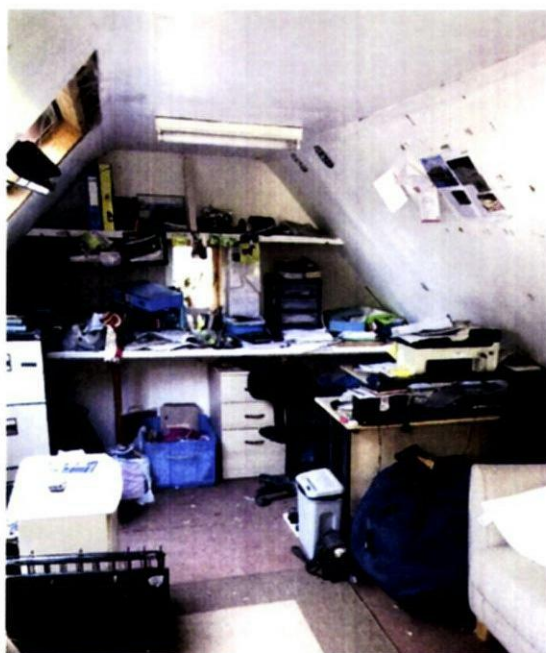
Appendix (A)

Statement confirming usage of this building.

The building has been used as a office since well before 19th of may 2013. Please note the following evidence.

(A) extract from the planning inspectorate's report from the site visit on the 11th February 2013 (Appeal Decision APP/X1735/A/12/2183704)
"it is not clear that the building is truly redundant as it is capable of performing a maintenance and storage role for the leisure use and the upper floor had clearly been in use as an office, a use that it could carry on,"

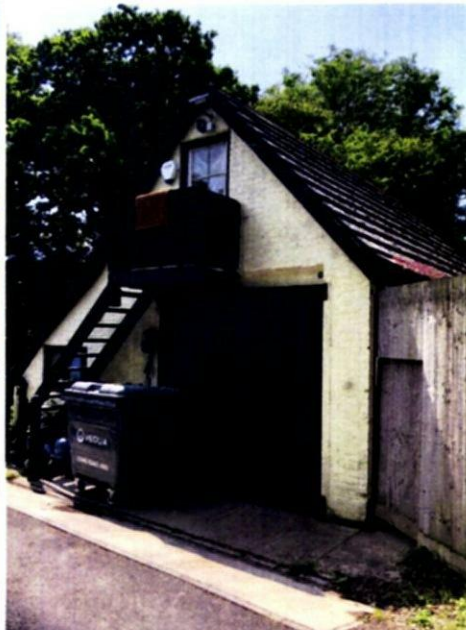
(B) Photographic evidence of the use.



Photos of the Building



South Elevation



North East Elevation

