

Lawful Development Certificate application for 106A Sea Front, Hayling Island, PO11 9HW: Use of the existing flat as a separate dwelling (C3).

24/11/2025, revision A

1. Context:

- I. The flat known as 106A Sea Front is a self-contained unit of accommodation.
- II. 106A comprises of a single storey building and converted garage all under a flat roof.
- III. It is attached to but separate from the main property, 106 Sea Front.
- IV. 106A has its own entrance, garden and parking for two cars.
- V. The conversion of the garage to living accommodation was completed by previous owners post planning permission in 2005 (05/70880/000). The rest of the flat predates this application.
- VI. Under the current ownership, 106A has been continuously tenanted for over 10 years.
- VII. 106A is billed separately for council tax.
- VIII. 106A has its own utility supplies and bills.
- IX. This LDC application seeks confirmation of lawful use of 106A Sea Front as separate dwelling (C3) having been in use as such for over 10 years.

2. Evidence:

- I. In 2005 previous owners obtained planning permission for works to 106 Sea Front, including: 'conversion of garage to living accommodation'. Application reference: '05/70880/000 Creation of balcony on existing flat roof to front elevation, alternations to front dormers to provide "french doors" onto proposed balcony and conversion of garage to living accommodation.' *See Appendix A, item 2.I for HBC website application search result.*
- II. In 2013 previous owners application for further works to 106 Sea Front. The planning drawing for this application is included as evidence (Chris Russell Architecture Consultants dwg13/002/01) showing the converted garage on the Existing South Elevation. *See Appendix A, item 2.II for Chris Russell Architecture Consultants dwg13/002/01)*
- III. Tenant history- 04/07/15 - 26/05/16, Mr and Mrs Markam. *See Appendix A item 2.III Havant Borough Council Tax Bill date 10/03/2016*

- IV. Tenant history- 27/05/16 - 20/11/17, Ms Emma Wilson. *See Appendix A item 2.IV Tenancy Agreement dated 19/05/16*
- V. Tenant history- 22/11/17 - 22/08/18, Mrs Yolanda Baird. *See Appendix A item 2.V Tenancy Agreement dated 13/11/17*
- VI. Tenant history- 27/09/2018 - 14/03/25 Susan Davis & Mark Denham. *See Appendix A item 2.V Tenancy Agreement dated 27/09/18*
- VII. 106 & 106A Sea Front went up for sale on 09/01/25 and has recently been removed from sale due to this this application.

Appendix A

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05/70880/000 | Creation of balcony on existing flat roof to front elevation, alterations to front dormer to provide "french doors" onto proposed balcony and conversion of garage to living accommodation. | 106 Sea Front, Hayling Island, PO119HW

Reference	05/70880/000
Alternative Reference	-
Application Received	Thu 08 Sep 2005
Application Validated	Thu 08 Sep 2005
Address	106 Sea Front, Hayling Island, PO119HW
Proposal	Creation of balcony on existing flat roof to front elevation, alterations to front dormer to provide "french doors" onto proposed balcony and conversion of garage to living accommodation.
Status	Decided
Decision	Grant perm/consent/certify lawfulness
Decision Issued Date	Thu 03 Nov 2005
Appeal Decision	-

There are 3 documents associated with this application.

There are 0 cases associated with this application.

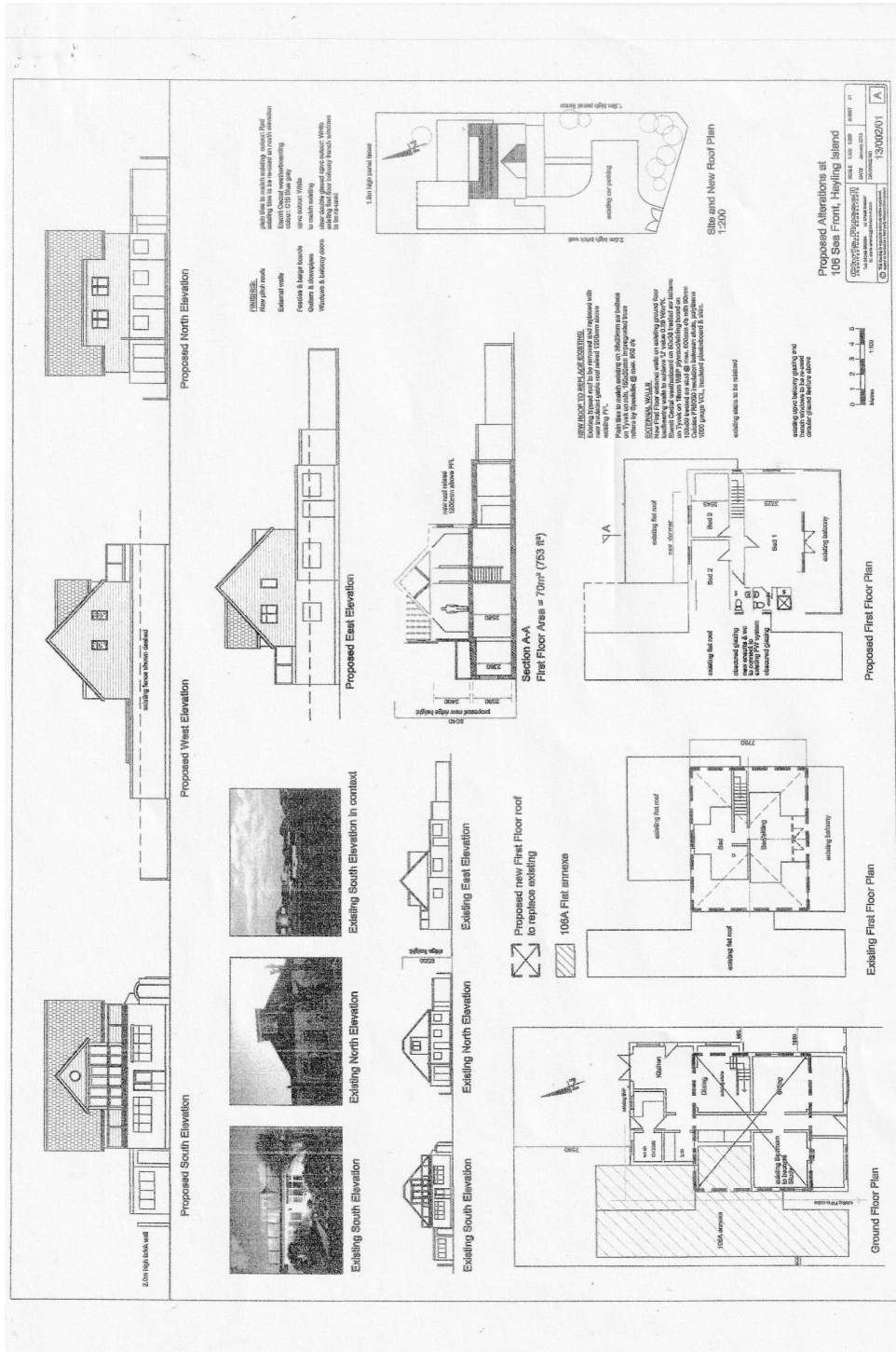
There is 1 property associated with this application.

on idox solution

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Public Service Plaza, Civic Centre Road, Havant, PO9 2AX
023 9244 6019

Item 2.1 for HBC website application search result.



Item 2.II for Chris Russell Architectural Consultants dwg13/002/01)



Revenues and Benefits Services
P.O. Box 75
Havant
Hampshire PO9 2ER

Council Tax
Fax No: 023 9248 3798
Direct Lines: 023 9244 6340/6317
Direct Lines: 023 9244 6338/6365
E-mail: Havant.counciltax@secure.capita.co.uk
Date: 10-MAR-2016
Account No: 7343856
please use for payments and correspondence
Reason for Bill: Annual

Property Address:
106A SEA FRONT
HAYLING ISLAND
HAMPSHIRE
PO11 9HW

00000100000100000000296410
008710000091800001004

MR ROBERT MARKHAM & MRS
MARKHAM
106A SEA FRONT
HAYLING ISLAND
HAMPSHIRE
PO11 9HW



COUNCIL TAX BILL



98261616211000073438562

HOW THE TAX IS ARRIVED AT FOR BAND A		% INCR	
Hampshire County Council	705.69	2.0	Admin Area 01
Hampshire CC Adult Social Care*	13.83	---	Valuation Band A
Havant Borough Council	128.52	0.0	Disabled Band
Hampshire Fire And Rescue Authority	41.73	2.0	Property Ref No 010022106
Police & Crime Commissioner	106.97	2.0	
Total for Band	996.74	3.2	

*The council tax attributable to Hampshire County Council includes a precept to fund adult social care.
For further information on Adult Social Care please visit www.hants.gov.uk/counciltax2016-17
Actual Council Tax increase for Hampshire County Council, Police and Crime Commissioner and Hampshire Fire and Rescue Authority are all 1.99% but when rounded to one decimal place appear as 2.0%

WORKING OUT WHAT YOU OWE

Charge For Period	Band A	01-APR-2016	31-MAR-2017	996.74
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**ADDRESS FOR PAYMENTS ONLY: HAVANT
BOROUGH COUNCIL, REMITTANCES,
PO BOX 209, HAVANT PO9 9BS**

AMOUNT PAYABLE 996.74

Memorandum Note. Your Instalments For 2016/17 Do Not Include Your 2015/16 Account Balance. As At 27/02/2016 Your 2015/16 Council Tax Account balance is 112.00.

Instalments To Be Paid By: **Cash Monthly**

First instalment due on 01/04/2016
Other instalments due on 01/05/2016 to 01/01/2017

1 X 96.74
9 X 100.00

17532/1479

Benefit queries ONLY telephone (023) 9244 6382
or email havant.benefits@secure.capita.co.uk

All enquiries not relating to Council Tax or Benefits telephone (023) 9247 4174
You can access our online service 24/7 - visit: www.havant.gov.uk/council-tax

Item 2.III Havant Borough Council Tax Bill date 10/03/2016.

27/05/2016. MOVED OUT.
20/11/17.
SOCIAL.

Maggie Denton Lettings

023 92461791

Tenancy Particulars

Date:
Landlady: Mrs Maggie Denton
106 Seafront
Hayling Island
Hampshire
PO11 9HW

Tenant: EMMA Wilson.
22A FLEET FARM
NORTHNEY Hayling Island

Term: 6 months from the 27/05/16 and ending on the 27/11/16. and any period of holding over or extension on continuance by statute or common law.

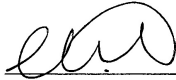
Rent: £650 MTH.

Premises: 106a Seafront
Hayling Island
Hampshire
PO11 9HW

Deposit: £500.

Payable in advance to the amount of £650 per calendar month on the 27th of each month.

All fixtures, furniture and effects specified in the inventory signed by or on behalf of the parties.

Signed by Tenants:  Date: 19/5/16.

Tenants name: EMMA WILSON

Signed by Agent:  Date: 19/05/16

Agents Name: MAGGIE DENTON.

Item 2.IV Tenancy Agreement dated 19/05/16.

22/11/17
22/08/18.

TENANCY AGREEMENT
(furnished property)

Assured Shorthold Tenancy
under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996

Note: This Tenancy contains an optional 6 month Break Clause in Paragraph 12. Please read the accompanying notes before completing this document

Date Signed:	13/11/17.
Parties:	
1. The Landlord :	MRS. M. DENTON.
2. The Tenant(s):	YOLANDA M BAIRD CALLUM H BAIRD 14 JUL 2012 JASMINE M BAIRD 10 MAY 2015.
Property:	The dwelling known as and situated at 106 ^A SEAFRONT HAYLING ISLAND PO11 9HN.
	together with the Fixtures, Furniture and Effects in the Property, more particularly described in the Property's Inventory signed by the Parties.
Term:	A term certain of 6 months commencing 22/11 2017.
Rent:	£ 750 per month
Payable:	in advance by equal monthly payments. The first payment is to be made on the date of signing of this Agreement and subsequent payments on the 22 day of each month thereafter.
Deposit:	£ 750 which will be held in accordance with the rules of one of the government-approved Tenancy Deposit Schemes

1. The Landlord lets and the Tenant takes the property for the Term and at the Rent payable as above.
2. This agreement is intended to create an Assured Shorthold Tenancy as defined in section 20 of the Housing Act 1988 (as amended by the Housing Act 1996) and the provisions for the recovery of possession by the Landlord in section 21 thereof apply accordingly.

Item 2.V Tenancy Agreement dated 13/11/17.

MARK DENHAM.
SUSAN DAVIS

MOVED OUT
14/03/2025

ASSURED SHORTHOLD TENANCY AGREEMENT

For letting a dwelling on an Assured Shorthold Tenancy under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

Please note this tenancy agreement is an important document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice Bureau.

This agreement is made the 27th September 2018

1 Particulars

1.1 Parties

1.1.1 The Landlord

Mrs Maggie Dannon of 138 Sea Front, Hayling Island, PO11 8MV

The "Landlord" shall include the Landlord's successors in title and assigns. This is the person who would be entitled to possession of the Property if the Tenant was not in possession and could be the current Landlord or someone purchasing or inheriting the Property.

1.1.2 The Tenant

Mark Denham & Susan Davis of 170 West Lane, Hayling Island, PO11 2JH

The Tenant agrees that the Landlord or Landlord's Agent may provide the Tenant's name, address and other contact details to third parties including, but not limited to, referencing companies, utility providers, the local authority and the appropriate tenancy deposit protection scheme provider.

1.1.3 Relevant Person

Under the Housing Act 2004 any person or body that provides the tenancy deposit for an assured shorthold tenancy is called a Relevant Person. For this tenancy there is no Relevant Person as the Deposit is provided by the Tenant.

Where the party consists of more than one entity or person the obligations apply to and are enforceable against them jointly and severally. Joint and several liability means that any one of the members of a party can be held responsible for the full obligations under the agreement if the other members do not fulfil their obligations.

1.2 The Landlord's Agent

The "Landlord's Agent" shall mean Arden & Way or such other agents as the Landlord may from time to time appoint.

1.3 The Landlord lets and the Tenant takes the Property for the Term at the Rent payable upon the terms and conditions of this agreement.

1.4 This agreement is intended to create an Assured Shorthold Tenancy as defined in Part 1 of the Housing Act 1988 (including any subsequent amendments). These tenancies do not guarantee the Tenant any right to remain in possession after the fixed term (subject to a minimum occupancy of six months).

Tenants Initials: MD SD

Landlords Initials: MD

Item 2.V Tenancy Agreement dated 27/09/18