



32 Fairlight Chalets, Salterns Lane, Hayling Island, PO11 9LQ
Planning Statement

Proposal: Variation of Condition to replace the existing holiday occupancy restriction with full residential (Class C3) use, permitting 12-month/full-time occupation.

1.0 Executive Summary

This application seeks to remove the restrictive holiday occupancy condition currently attached to the title of 32 Fairlight Chalets, as many of the other properties have done on the estate. The existing condition (typically limiting occupancy to 8 months of the year, or prohibiting use as a sole/main residence) is no longer justified by current planning policy, local housing need, or the physical characteristics of the site.

We argue that the condition is *de facto* obsolete, unenforceable in modern practice, and contrary to the Government's drive to boost housing supply via under-utilised coastal sites.

2.0 Site Context & Character

- **Location:** 32 Fairlight Chalets is situated within an established coastal residential cluster. The immediate vicinity contains a mix of traditional holiday chalets alongside a growing number of units now occupied permanently.
- **Physical Attributes:** The chalet is of traditional construction and benefits from:
 - Mains electricity, water, and foul drainage/sewer connection (not septic tank).
 - Insulation and heating meeting modern habitable standards.
 - Private amenity space.
 - Parking
- **Access:** The site is served by adopted highways with year-round maintenance (gritting/lighting), Salterns Lane.

3.0 Why the Original Condition is No Longer Required

Local Planning Authorities (LPA) typically impose holiday restrictions to:

1. Protect the supply of tourist accommodation.
2. Prevent harm to amenity due to sub-standard construction.
3. Avoid pressure on infrastructure (roads, schools, GPs).

We submit that *none* of these concerns are substantiated on this site:

- **Surplus Tourist Stock:** Hayling Island has a significant oversupply of traditional holiday lets. Converting a single chalet to permanent residence will not harm the tourism economy, but will support local shops/amenities via 12-month spending.
- **Build Quality:** No. 32 is structurally capable of permanent habitation. It is not a seasonal wooden shack; it is a solid structure meeting Building Regulations (or capable of doing so via this variation).
- **Infrastructure Capacity:** The local doctors, schools, and roads are demonstrably under capacity for permanent residents. A *de facto* permanent resident currently occupying the unit for 11 months already uses these services – this variation simply legalises the reality.

4.0 Material Considerations

4.1 National Planning Policy Framework (NPPF)

The NPPF (2024) places a “presumption in favour of sustainable development” (Paragraph 11). Restricting a dwelling to holiday use prevents a household from settling, contributing to the local community, and accessing healthcare—this is *unsustainable*. Furthermore, Paragraph 84 (preventing isolated homes in the countryside) is irrelevant here, as the site is within a settlement boundary.

4.2 Local Housing Need (Havant Borough/Hayling Island)

Havant Borough Council has a chronic undersupply of small, affordable, market housing. Single-bedroom and two-bedroom chalets like No. 32 represent a vital source of entry-level housing for young people, key workers, and downsizers. Retaining a restrictive condition artificially removes a habitable home from the housing stock.

4.3 Human Rights & Proportionality

The condition as written interferes with the Applicant’s right to respect for private and family life (Article 8, ECHR) without legitimate planning gain. It forces the occupant to vacate the property for 4 months per year, which is impractical, expensive, and serves no ecological or amenity purpose.

5.0 Conclusion of Statement

The variation sought is a minor, common-sense amendment to a historic condition. There is no material harm to the character of the area, tourism, or infrastructure. Conversely, refusal would deliberately withhold a viable home at a time of national housing crisis.

We respectfully request that the LPA remove the occupancy restriction and permit Class C3 (full residential) use.