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Design and Access Statement

Teal Building, Northney Road, Northney Marina, Hayling Island, PO11 0NH

(Existing satellite view)

This statement has been prepared in support of a planning application for the retrospective change of use from Class B2 (General Industrial) to Class E (Commercial, Business and Service) for the Teal building located at Northney Marina.

Prior to 2006, despite commercial marketing efforts, the accommodation never attracted a boat-building tenant due to its isolation from other centres of Marine Industry activity. Since 2006, the current tenant has occupied 75% of the premises, operating under a Temporary Variation of Use that has been successfully renewed on a three-year cycle (timeline of applications below). Since 2022, the same tenant has expanded to occupy the building in its entirety.

- Authorised Full Planning Permission – 97/51153/025

- Erected at Northney Marina 2002/3 under Application 97/51153/025 subject to various conditions which stipulates building use specifically restricted to construction, repair and servicing of boats and components of boats.

- Following subsequent cessation of the boat-building business occupying the accommodation, commercial marketing was unable to attract a tenant due to its isolation from other centres of Marine Industry activity. On this basis it was possible to attract an occupancy for warehouse distribution of marine equipment which a Temporary Variation of Condition was confirmed under Permission 03/51153/042 to include Warehouses/Distribution of Marine equipment.

- The Temporary Variation of Use was subsequently extended by further consents.

2006-05/51153/046 - Renewal of Planning Permission 03/51153/042 to allow for the use of the boat services building for the warehousing and distribution of marine equipment and for the construction, repair and servicing of boats and components of the boats, for a further 3., TPP,06/10/2005.

2009-09/51153/049 - Renewal of temporary Planning Permission for varied use of boat services building. (Currently approved under Planning Permission 05/51153/046.), PERM,11/06/2009.

2012-APP/12/00424 - Application for Variation of Condition No/s 1 and 2 of Planning Permission 09/51153/049 to allow continued varied use of Boat Services building., TPP,28/06/2012.

2015-APP/14/01256 - Application for Variation of Condition 22 of Planning Permission 97/51153/025 to extend period of varied use as currently amended by Planning Permission APP/12/00424, TPP,23/01/2015.

2018-APP/17/01218 - Temporary variation of condition as currently amended under APP/14/01256, valid for further 3-year period from 01/02/2018. PERM, 11/01/2018.

2021-APP/21/01358 - Temporary variation of condition 22 of Planning Permission 97/51153/025 to extend the period of varied use as most recently amended by Temporary Planning Permission reference APP/17/01218 for a further 3-year period.

Following roughly 20 years under a Temporary Variation of Use, we are seeking a permanent change to Full Class E use to support the tenant’s ongoing operations as a marine chandlery. Furthermore, the tenant has recently extended their lease, which would otherwise necessitate submitting another temporary Variation of Use during their tenancy. The demand for indoor boat construction, repair, and servicing has shifted. These operations are now predominantly carried out outdoors or under temporary canopies, which allow for easier vessel transfer and the use of modern handheld battery-powered equipment. The business remains integral to the marina's ecosystem, continuing its operations through the import, trade distribution, and direct-to-consumer online retail of marine supplies.