

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**Application for a Lawful Development Certificate for a Proposed Use or Development****Town and Country Planning Act 1990 (as amended)****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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	10
Suffix	
Property Name	
Address Line 1	High Street
Address Line 2	
Address Line 3	Hampshire
Town/city	Eastleigh
Postcode	SO50 5LA

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
445516	119005
Description	

Applicant Details

Name/Company

Title

Mr

First name

Trung Van

Surname

Vu

Company Name

Address

Address line 1

5 Lincoln Court

Address line 2

Newbury

Address line 3

Town/City

County

Country

Postcode

RG14 5NZ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
- ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Proposed use is a Nail Bar - Class E

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Existing use is a vacant shop - Class E, (previously Co-operative Funeral Care funeral directors, which was Class A1)

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing use of the premises (a vacant Funeral Directors) falls within Class E, and the change of use to a Nail Bar falls within the same use class and would therefore not require planning permission.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

01 Block Plan
02A Existing Plans and Elevation
03B Proposed Plans and Elevation
04 Photographs

Select the use class that relates to the existing or last use.

E(a) - Display/Sale of goods other than hot food

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(c)(iii) - Other appropriate services in a commercial, business or service locality

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Under Schedule 2, part A of the Town and Country Planning (Amendment) (England) Regulations 2020, Class E included categories within Commercial, Business and Service uses, and is defined as the provision of the following kinds of services principally to visiting members of the public:

(c) for the provision of the following kinds of services principally to visiting members of the public—

- (i) financial services,
(ii) professional services (other than health or medical services), or
(iii) any other services which it is appropriate to provide in a commercial, business or service locality

The proposed Nail Bar is considered to fall under part (iii) of the class use, as it would provide a service principally to visiting members of the general public locally. Therefore, there would be no material change of use from the vacant shop (a vacant Funeral Directors, previously Class A1, now Class E) to the Nail Bar, and the change of use would not require planning permission.

The change of use does not fall within the 'meaning of development' requiring planning permission as defined by Section 55 of the Town and Country Planning Act 1990.

(Proposed signage shown on the elevation drawing is covered by a separate application for consent to display an advertisement)

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

Pre-application Advice

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

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☒ Lessee
- ☐ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Leith Kerr

Date

29/03/2024