architectural & quantity surveying services

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address: **24 Hayley Road, Lancing**

job description: **Application for a Lawful Development Certificate for a Proposed Class L change of use from dwelling house C3 to house of multiple occupation C4**

SUPPORTING STATEMENT

Permitted development

L. *Development consisting of a change of use of a building—*

(a)*from a use falling within Class C4 (houses in multiple occupation) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule;*

(b)*from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.*

Development not permitted

L.1 Development is not permitted by Class L if it would result in the use—

(a)as two or more separate dwellinghouses falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order of any building previously used as a single dwellinghouse falling within Class C4 (houses in multiple occupation) of that Schedule; or

(b)as two or more separate dwellinghouses falling within Class C4 (houses in multiple occupation) of that Schedule of any building previously used as a single dwellinghouse falling within Class C3 (dwellinghouses) of that Schedule.

Justification

- 24 Hayley Road has 6 bedrooms and is classed as residential (C3).
- The property is a single dwellinghouse and has Permitted Development rights.
- There is no Article 4 Direction in the area.
- A House of Multiple Occupation (HMO) or C4 allows up to 6 people to share a house without planning consent.
- The property will house up to 6 people at all times.
- There is a need for HMO's is the area.
- The property is close to public transport. Bus routes serve the area and Lancing train station is 1 mile away.
- A cycle stand will be located in the rear garden.