

[REDACTED]

From: Paul Hyett <[REDACTED]>
Sent: 21 June 2026 11:37
To: Planning Comments (HPBC)
Subject: Application number DET/2026/0012

Dear Sir or Madam

Re: DET/2026/0012. Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to 14 Dwellinghouses (Use Class C3)

Thank you for your letter dated 03/06/2026.

I do not understand why a developer would not require prior approval for any proposed development. My thoughts are that without obtaining prior approval would open the way for abuse by unscrupulous developers.

Notwithstanding this, a Google search gave me this relevant website: -

<https://www.planningdirect.co.uk/find-out-about/permitted-development/prior-approval-applications>

This website clearly states that change of use requires prior approval.

"Permitted development rights that are subject to prior approval include:

- larger home extensions (rear)
- upward domestic extensions (i.e. additional storeys)
- change of use from agricultural buildings to dwellinghouses
- **change of use from commercial to dwellinghouses.**"

Therefore, I would say that prior approval is most certainly required.

I also received a second letter dated 04/06/2026 that relates to the above, Application number HPK/2026/0200, which I shall respond to separately.

I thank you for your attention in this matter.

Yours faithfully

Paul Hyett

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