

Application to determine if prior approval is required for a proposed: Demolition of Buildings  
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as  
amended) - Schedule 2, Part 11, Class B

**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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Zander

Surname

Ozelton

Company Name

MDL Marinas Group Limited

### Address

Address line 1

The Yacht Club

Address line 2

1 Channel Way

Address line 3

Ocean Village

Town/City

Southampton

County

Hampshire

Country

United Kingdom

Postcode

SO14 3QF

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Applicant Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Ryan

Surname

Taylor

Company Name

Luken Beck mdp Ltd.

## Address

Address line 1

59 Tower Street

Address line 2

Address line 3

Town/City

Winchester

County

Hampshire

Country

GB

Postcode

SO23 8TA

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Proposed Demolition Works

Please describe the building(s) to be demolished

Part two-storey Class C3 residential dwelling house at Sparkes Marina. Brick built with tiled and flat roofs, with UPVC double glazed windows. Single storey rear wing contains indoor swimming pool.

Please state the reasons why demolition needs to take place

The house has become redundant for residential use, being located inside a working marina. The building's residential layout, combined with uneconomical refurbishment costs mean that there are no opportunities to convert the building for alternative use. It is therefore considered that demolition is the only solution to prevent the building from falling into dereliction. The clearance of the house will also create open space which will be conducive to the future operational use of the Marina.

Please describe the proposed method of demolition

Abestos known to be within the building to be removed to HSE guidelines & CAR Regulations 2012 prior to the full strip out or demolition works commencing, air cleanliness & reoccupation certification are to be issued to Portsmouth Demolition & Salvage's management prior to any works commencing. Prior to the mechanical demolition of the house commencing Portsmouth Demolition & Salvage will appoint B M Scaffolding to erect a scaffold crash deck over the kerosene fuel tank to protect the tank from debris during the demolition damaging the tank & enable marina members to continue to access & use the fuel tank. The scaffold contractor will issue a handover certificate on completion crash decking & will appoint an independent checker to carry out the statutory 7 day inspections & the site supervisor will visually inspection the scaffold daily for any obvious defects.

Following the removal of the identified asbestos, trained operatives using a combination of mattocks, wire snips & reciprocator saw, under the direction of the site supervisor will carry out the full room by room strip out of the house & the pool area in readiness for the mechanical demolition. A 360-excavator fitted with a selector grab will commence the structural demolition by removing the flat roof from the extension on the west elevation. Once all the roof coverings have been removed the 360-operative will work back across the roof using the selector grab to carefully pick the roof joists individually from the perimeter walls of the extension & place them in a designated area for salvaging. Demolition will continue with the single storey elements and then move on to the demolition of the two-storey house section. Demolition will include the infilling of the swimming pool with masonry.

How and where would spoil/rubble be disposed of?

All concrete & hardcore materials arising from the works to be crushed to 75mm 6F2 type material, to be used in the backfilling of the swimming pool. Any remaining crushed materials will be stockpiled on the site in a designated area for the client to reuse and stockpiled materials dampened down during crushing operations to minimise the migration of dust from the stockpile beyond the boundary of the site. All other waste materials arising from the works to a be removed to a licensed recycling facility.

Please provide details of the proposed restoration of the site

Upon completion of crushing works, the site will be graded over and the ground made level.

When do you expect the works to commence (date must be post application submission)?

25/08/2026

When do you expect the works to be completed (date must be post application submission)?

04/09/2026

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes  
☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☐ Yes  
☒ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☐ Yes  
☒ No

## 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

## Declaration

I/We hereby apply for Prior Approval: Demolition of building 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

Ryan Taylor

Date

28/07/2026