

Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

28/07/2026

Planning Portal Ref No:
PP-15114135

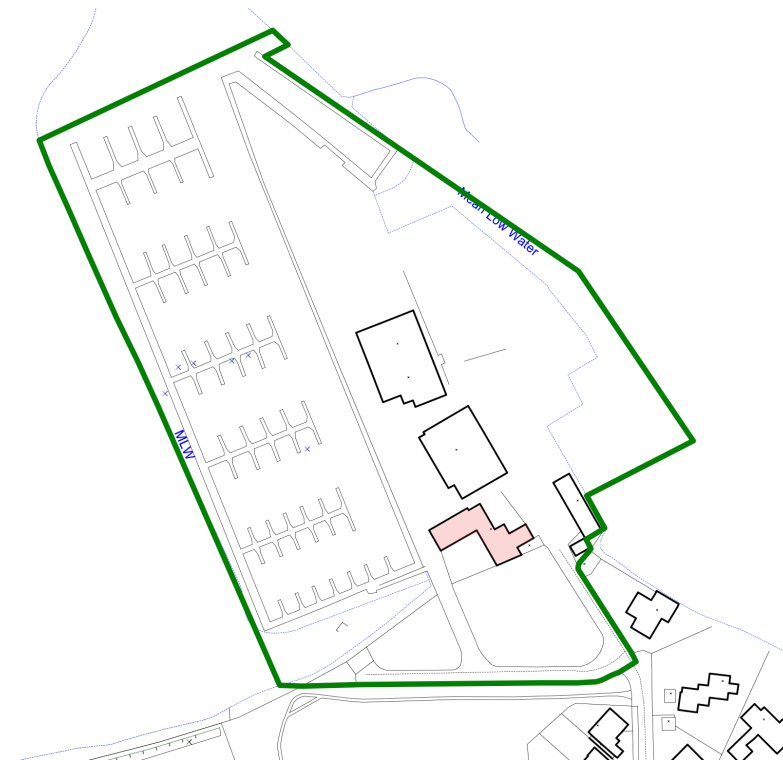
Prior Approval application for the demolition of a vacant dwelling (Use Class C3) under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) at Sparkes Marina, Wittering Road, Hayling Island, PO11 9SR

Dear Sir / Madam,

Please find enclosed a Prior Approval application in relation to the demolition of a redundant house at Sparkes Marina, Wittering Road, Hayling Island, PO11 9SR

The site is located at Sparkes Marina and the building proposed for demolition comprises a two-storey redundant residential house. The proposals comprise the complete demolition of the house down to and including ground slab and foundation removal, with the backfilling of the swimming pool with masonry arising from the works.

Please see the location of the house to be demolished on the plan below:



This application is submitted in conjunction with the following documents:

- Application Form
- Site-Specific Method Statement prepared by Portsmouth Demolition & Salvage Ltd.
- Planning Statement
- Site Location Plan
- Site Notice
- Site Photographs

The building does not fall under any of the uses or criteria listed in (a) – (e) of paragraph B.1 of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015.

Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 is applicable to the determination of whether prior approval of the Local Planning Authority is required for the proposed development.

The requirements of Part 11, Class B of the GDPO are set out below and the corresponding text in blue highlights and explains how the proposals are in accordance with the criteria.

In respect of Part 11, Class B, the relevant conditions apply:

Class B.2- Development is permitted by Class B subject to the following conditions:

a) where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition;

The demolition is not immediately necessary in the interests of health and safety.

b) Where the demolition does not fall within paragraph (a) and is not excluded demolition-

i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site

ii) an application described in (paragraph (b)(i)) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;

This application seeks prior approval from the Local Planning Authority and therefore adheres to the requirements of Class B.2 (b)(i)(aa) above.

(ii) an application described in (F6 paragraph (b)(i)) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;

This application is submitted with an appropriate description, notice and application fee.

(iv)subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority

The appropriate notice has accordingly been displayed on site and will remain there for no less than 21 days from the date of the submission of this application.

(v)where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;

This provision is noted.

the development must not begin before the occurrence of one of the following—

(aa)the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

(bb)where the local planning authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or

(cc)the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

A decision by the Council is required within 28 days of receipt of the application or demolition is deemed to be accepted.

(viii)the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

(aa)where prior approval is required, in accordance with the details approved;

(bb)where prior approval is not required, in accordance with the details submitted with the application;

These provisions are noted.

(ix)F10... the development must be carried out—

(aa)where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;

(bb)in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii); and

These provisions are noted.

The building to be removed will be demolished by a reputable and well experienced contractor, Portsmouth Demolition & Salvage Ltd, who have experience with sustainable and safe working practices and are bound to associated health and safety legislation.

In summary, for the aforementioned reasons, it is firmly considered that the proposals fully meet the requirements of Class B of the General Permitted Development Order (as amended). The demolition of the existing buildings represents permitted development under Schedule 2, Part 11 and it is therefore considered that Prior Approval is not required to demolish the buildings and the Council is politely invited to reach the same conclusion at the earliest opportunity.

I trust the information enclosed is sufficient to enable you to validate and determine the application, but should you require any further details or have any queries, please do not hesitate to contact me.

Yours sincerely,



Ryan Taylor BA. (Hons.)
Planning Consultant

