

Lewes

Strutt & Parker
201 High Street, Lewes
East Sussex, BN7 2NR
Telephone 01273 475411
Facsimile 01273 478995

lewes@struttandparker.com
www.struttandparker.com



Direct dial: 01273 407045

Direct fax: 01273 478995

Email: craig.noel@struttandparker.com

Our ref: CLN/179876

Eastleigh Borough Council
Planning Department
Eastleigh House
Upper Market Street
Eastleigh
SO509YN

13 March 2023

Dear Sir or Madam

Prior Notification of demolition of buildings under The Town and Country Planning General Permitted Development Order 2015 Schedule 2, Part 11, Class B (as amended)

We are writing on behalf of our client, FIP West End Limited to make a Prior Notification application for the demolition of lean-to structures forming part of Unit 6 at Chalcroft Business Park, Burnetts Lane, Southampton, SO30 2PA.

Prior approval is sought under Schedule 2, Part 11, Class B of the Town and Country Planning General Permitted Development Order (England) 2015 (B.2(b) refers).

This Prior Notification submission is to be read in conjunction with the following submitted plans and, as shown below:

Document	Reference	Consultant
Site Location Plan	CBP-BSL-ZZ-XX-DR-A 1001-PL	Boyle & Summers
Unit 6 Demolition Plan	CPB-BSL-ZZ-XX-DR-A-3005-DF	Boyle & Summers

The areas for demolition lie to the east and west of the body of Unit 6. They comprise two single-storey lean-to structures. The demolition of these areas as shown within the demolition plan will improve access to the remaining parts of the building to facilitate planned renovations.

The lean-to to the west of the building measures approximately 67.71sq.m and the lean-to to the east 66.36sq.m.

The demolition proposed will take place on private land and will not therefore interfere with any public highway. Nor are any public rights of way present.

A site notice will be displayed in accordance with paragraph A.2 (b) (iii) of Schedule 2, Part 31. A copy of the notice is at Appendix A.

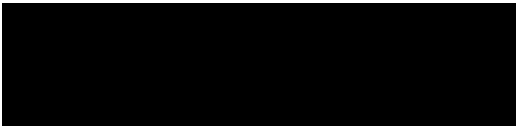


The proposed demolition is considered to comply with the provisions of the GPDO for the following reasons:

- The structures have not been rendered deliberately unsafe (B.1 (a))
- The proposal is not for “relevant demolition” (B.2 (b))
- The buildings are not used as a drinking establishment (B.2 (c))
- The buildings are not used as a concert hall, theatre or venue (B.2 (d))
- The demolition does not involve a commemorative structure (B.2 (e))

We look forward to your determination as to whether prior approval is required.

Yours faithfully



Craig Noel MRTPI
Director

Appendix A

SITE NOTICE OF APPLICATION FOR PRIOR APPROVAL FOR DEMOLITION OF A BUILDING

APPLICATION TO DEMOLISH A BUILDING UNDER THE TOWN AND COUNTRY PLANNING GENERAL
PERMITTED DEVELOPMENT ORDER 2015 SCHEDULE 2, PART 11, CLASS B (AS AMENDED)

I give notice that: FIP West End Limited

Is applying to Eastleigh Borough Council for determination as to whether the prior approval of the Local Planning Authority is required for the method of demolition and any proposed restoration of the site in respect of the following buildings:

Lean-to extensions to Unit 6 Chalcroft Business Park, Burnetts Lane, Southampton, SO30 2PA.

You can view the documents associated with this application at <https://planning.eastleigh.gov.uk/s/public-register>

Signed:



(Agent on behalf of the applicant)

Date: 13.03.2023

The application has been submitted to the following Planning Authority:

Eastleigh Borough Council
Planning Department
Eastleigh House
Upper Market Street
Eastleigh
SO509YN

