

DELEGATED OFFICER REPORT

Application Ref: PN/26/100799

Site Address: Outlook House, Hamble Point Marina, School Lane, Southampton, SO31 4NB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Prior Approval for demolition of Outlook House and associated prefabricated building at Hamble Point Marina under Schedule 2, Part 11, Class B of the GPDO 2015 (as amended)

Particular Site Constraints?	Yes ☒	No ☐
• Countryside • Solent Maritime SAC • Lee-on-Solent SSSI • Southampton Water Ramsar site • Flood Zone 3		

Planning History?	Yes ☐	No ☒
The application site forms part of the wider Hamble Point Marina, which has an established planning history. However, no planning history has been identified that is directly relevant to the Outlook House.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		
Ecologist:	The Council's Ecologist noted the site's proximity to designated ecological sites and advised that precautionary measures should be implemented during demolition, including ecological protection measures and the preparation of a Construction Environmental Management Plan (CEMP). It was also confirmed that the building has negligible suitability for bats.		
Environmental Health:	Environmental Health raised no objection to the principle of the demolition. However, concerns were raised regarding potential risks to controlled waters and contamination, and it was recommended that a Construction Environmental Management Plan (CEMP) be secured to address these matters.		

Site Visit:	Yes ☒	No ☐
Details: 24 th February 2026.		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The Eastleigh Borough Local Plan 2016-2036

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Legislation:

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Note:

The assessment of this proposal is primarily governed by the provisions of Schedule 2, Part 11, Class B of the GPDO.

Assessment:**Assessment Against Schedule 2, Part 11, Class B of the GPDO:**

Development is not permitted by Class B if –	Does this proposal comply with the regulations?
(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;	There is no evidence before the Local Planning Authority that the building has been rendered unsafe or uninhabitable by deliberate action or inaction. The supporting information indicates that the building is vacant and no longer required. This requirement is met.
(b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)	The application site is not located within a conservation area. The proposal does not constitute “relevant demolition”. This requirement is met.
(c) the building is used, or was last used, for a purpose falling within— (i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or (ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order	The submitted information confirms the building was previously used for office and light industrial purposes. This requirement is met.
(d) the building is used, or was last used, for the purpose of— (i) a concert hall; (ii) a venue for live music performance; or (iii) a theatre	There is no evidence that the building has been used for any of these purposes. This requirement is met.

(e) the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure— (i) that is a listed building; (ii) that is a scheduled monument; (iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship; (iv) within the grounds of a museum or art gallery; or (v) within the curtilage of a dwellinghouse	The proposal does not relate to a statue, memorial or monument. This requirement is met.
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Conditions:

Development is permitted by Class B subject to the following conditions—	Assessment
(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 stated to be urgently necessary in the interests of safety or health. This provision is not applicable.
(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	The applicant has submitted a prior notification application seeking a determination as to whether prior approval is required. This requirement is met.
(ii) an application described in must be accompanied by a written description of the	A written description of the proposed demolition, supporting documentation including a method statement, and

	proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid	confirmation of site notice have been provided. This requirement is met.
(iii)	*omitted*	----
(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	An amended site notice dated 27 February 2026 was submitted and the applicant confirmed it was displayed on site from that date. The statutory 21-day period has now expired. The Local Planning Authority is satisfied that the site notice requirements have been complied with.
(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	There is no evidence that the site notice was removed or obscured. This provision is not applicable.
(vi)	*omitted*	----
(vii)	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	The Local Planning Authority has considered whether prior approval is required in respect of the method of demolition and restoration of the site. For the reasons set out below, it is concluded that prior approval is not required.

	making any determination as to whether such approval is required or notifying the applicant of their determination	
(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	In this instance, where prior approval is not required, the demolition must be carried out in accordance with the details submitted with the application, including the demolition method statement.
(ix)	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)	The demolition must be carried out within 5 years from the date on which the Local Planning Authority was given the information required under paragraph (b)(ii).

Consideration of Consultation Responses:

The Council's Environmental Health Consultant and the Ecologist were consulted on the application.

Environmental Health Consultant raised no objection to the principle of the demolition but recommended the submission of a Construction Environmental Management Plan (CEMP) to address potential risks relating to dust, contamination, and pollution of nearby watercourses.

Ecologist noted the site's proximity to internationally and nationally designated ecological sites and recommended precautionary measures, including the preparation of a CEMP, to address potential impacts on biodiversity, including nesting birds, overwintering birds and water quality.

However, under Schedule 2, Part 11, Class B of the GPDO, the Local Planning Authority can only consider whether prior approval is required in respect of the method of demolition and the restoration of the site.

Having regard to the information submitted, it is not considered that the matters raised necessitate further control through the prior approval process. Such matters are more appropriately addressed through other regulatory regimes and site management practices.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

The Local Planning Authority is satisfied that the proposal complies with the limitations and conditions set out under Class B. The required procedural steps, including the submission of a valid site notice and the expiry of the statutory 21-day consultation period, have been met.

The Authority has considered whether prior approval is required in respect of the method of demolition and the proposed restoration of the site. Having regard to the information submitted, it is not considered that these matters require further control through the prior approval process.

Accordingly, it is concluded that prior approval is not required.

Recommendation:	PRIOR APPROVAL NOT REQUIRED ☒	PRIOR APPROVAL REFUSED ☐