

22 January 2026

FAO Mr. David Huckfield
Eastleigh Borough Council
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Upper Market Street
Eastleigh
SO50 9YN

savills

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Dear Mr. Huckfield,

REQUEST FOR PRIOR APPROVAL - Demolition of Outlook House at Hamble Point Marina, School Ln, Hamble-le-Rice, Southampton, SO31 4NB

On behalf of our client, Marina Developments Limited (MDL), we are submitting a request for Prior Approval for the demolition of Outlook House, Hamble Point Marina School Ln, Hamble-le-Rice, Southampton, SO31 4NB. The application is made under Class B, Part 11 of the General Permitted Development Order 1995.

Site Description

The site is located on the eastern edge of Hamble Point Marina and is separated from the coastline by a strip of grassland. The building is surrounded by hardstanding ground used for boat storage (see Fig. 1). The building is currently vacant, having previously been used for office space and light industrial activities. The building is now beyond its useful life and no longer fit for purpose.

A total of 30 associated parking spaces are provided to the front of the building, with a private access track running along the length of the carpark connecting the site to the wider marina. The marina accommodates a range boat-related uses, including office space, storage and light industrial activities. The site itself is not within a conservation area however Hamble village to the north is covered by one. Similarly, there are no listed buildings on site.

Figure 1 – Site Location



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Compliance with Class B

According to Class B, there are several clauses that indicate whether the application to demolish should not be approved. After reviewing section B.1, I can confirm that the proposed demolition is not prevented by any test of a-e, as the use of the building is a community hall and not a drinking establishment.

The demolition works are permitted development providing they do not constitute “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area), or the building is ‘specified building’, and the development is undertaken during the specified period, regardless of whether, in relation to the development, a prior approval event has occurred. Neither restriction applies in this instance, so the works are permitted.

Thus under Class B of the General Permitted Development Order the demolition is permitted subject to the conditions of B.2(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 **[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;*
- (iii)*
- (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;*

These buildings are considered appropriate for demolition under Class B as they do not fall under any of the categories listed under B.1 (excluded demolition) nor does it fall within Paragraph (a) (urgent demolition).

Site Notice

I can confirm that in accordance with the Regulations, a site notice will be displayed on or near the land on which the buildings to be demolished is sited, for a period of not less than 21 days in the period of 28 days beginning with the date on which this application is submitted to the Local Planning Authority. A copy of the site notice has been submitted with this planning submission. The position of the site notices is at the locations marked red on the plan:

Figure 2 - Site Notice Location Plan

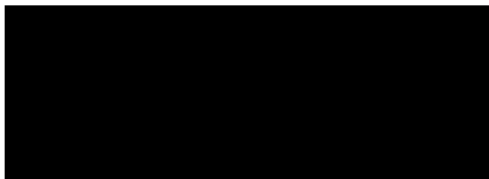


Full details of the proposed demolition method and health and safety provisions are provided within the accompanying Demolition Method Statement documentation. This includes treatment of asbestos (if present), waste management and services. The demolition proposal includes the removal of the slab and foundations, with all excavations backfilled progressively after foundation removal, and the area graded to surrounding site contours leaving a flat site.

Submission Documents

- Application Fee
- Application Forms
- Cover Letter
- Demolition Method Statement
- Green Down Ecology_Hamble Point Marina_PRA report December 2025
- Site Notice

Should you require any further information please do not hesitate to contact me, but I look forward to receiving the grant of Prior Approval notice in due course.



Jack Bell
Senior Planner
Savills Central South