

J Squared Property Ltd  
91 Lakewood Road  
Chandlers Ford  
SO53 5AD

Winchester City Council  
The Guildhall  
City Offices  
Colebrook St  
Winchester  
SO23 9LJ

4th June 2021

Dear Sir/Madam

Town and Country Planning Act 1990  
Town and Country Planning (General Permitted Development) Order 1995 (as amended)  
Prior Notification of Proposed Demolition  
5 Boyne Rise, Kings Worthy, SO23 7RE  
Planning Portal Reference (PP-09910275)

This application is submitted by the owners of the site to notify Winchester City Council of a proposal to demolish the existing residential property at the above site under permitted development rights.

Accordingly the following documentation is submitted online, via the Planning Portal (PP-09910275):-

1. Application Forms, duly completed and signed;
2. Site Location Plan (Drawing No. PP1392/ 100-01);
3. Ecology Survey;
4. Method Statement and Risk Assessment for demolition works (1st June 2021) (Prepared by James Site Services);
5. Building Control – Notice of Demolition Form (Reference BC/DN/153883);
6. A cheque payment of £80 will be paid following the submission of the application as the required application fee.

This Covering Letter acts as the Demolition Statement in support of the application for Prior Notification.

#### Demolition Statement

Schedule 2, Part 31, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) permits the demolition of buildings, subject to conditions.

Sub-section A.1 (a) and (b) confirm that demolition is not permitted by Class A where 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.

The existing residential property on the application site is vacant and has not been well maintained by the previous site owner. J Squared Property Ltd purchased the site in November 2020 and have since carried out the necessary works to secure the site. The building has not, therefore, been rendered unsafe or uninhabitable by action of any person who has an interest in the land, and this has been recently confirmed by the City Council's Council Tax Department (most recent correspondence being on 12th May 2021 confirming that the property was not uninhabitable).

Sub-section A.2 provides conditions which must be met in order for demolition to be permitted under Class A. Condition (b) is relevant to this site, requiring the developer to apply to the Local Planning Authority for determination as to whether prior approval of the method of demolition and proposed restoration of the site is required.

The National Planning Practice Guidance (NPPG) confirms the following at Paragraph: 065 Reference ID: 13-065-20140306:

“(c2) What permissions/prior approvals are required for demolition outside conservation areas? Demolition outside conservation areas is permitted development under Part 31 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended. No planning application is required because planning permission for the demolition is granted by the 1995 Order, subject to conditions set out in Part 31. For example, the prior approval of the local planning authority may be required as to the method of demolition and the proposed restoration of the site.”

This Statement demonstrates that each of the conditions has been complied with and provides sufficient information to ensure that further prior approval should not be required.

The Site Location Plan clearly illustrates the extent of the site and the existing detached dormer bungalow that is proposed for demolition.

The application site is subject to a submitted planning application currently before Winchester City Council (App. No. 21/00614/FUL) and which is awaiting determination. Whilst this planning application involves the demolition of the existing bungalow and its replacement with 4 dwellings any permission that is granted would be subject to pre-commencement planning conditions and this application for prior notification is to allow the demolition of the property in the short term.

The application site extends to 0.14ha/0.36acres and is occupied by a single detached dormer bungalow in a large plot with its associated front and rear gardens, accessed from Boyne Rise, a residential cul- de-sac.

The site is not located within a Conservation Area nor is the existing property Statutory or Locally Listed.

An Ecological Survey of the site has been recently undertaken and was submitted alongside App. No. 21/00614/FUL. This Ecological Survey considered the potential for bat roosts within the roof of the house which is considered to have low potential to support this protected species.

The application is accompanied by a Method Statement and Risk Assessment for the proposed demolition works confirming how the appointed contractor would deal with the protection of neighbouring properties as well as ensuring that all services are disconnected and any asbestos from the property is removed prior to demolition, by a licenced removal contractor.

Further, suitable measures will be employed during the process of demolition to respect the safety and amenity of adjoining residential properties as well as other properties nearby that use Boyne Rise for access purposes. The Method Statement outlines specific measures that will be employed in consideration of these neighbouring properties.

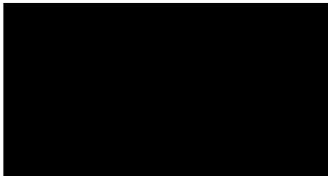
Following the demolition of the bungalow the site will be left in its existing ground state (slightly sloping) and clear of all waste material, in preparation for the progression for its proposed residential development (App. No. 21/00614/FUL). The restoration of the site can be safeguarded and secured in the event of planning permission not being forthcoming.

As required by Part 21 subsection A.2 (B) (ii) and (iii) a site notice has been displayed at the site and shall be left in place for not less than 21 days from the date of submission of this application.

A copy of the site notice and a photograph of it in place will be submitted alongside the application, following its submission.

If there are any matters raised by the submission of this application that you wish to discuss then please liaise with me direct.

Yours sincerely



J R Tarzey

**J Squared Property Ltd**