

Consultee Comments for Planning Application APP/19/01044

Application Summary

Application Number: APP/19/01044

Address: Dolphin Quay, alleyway adjacent 35 Queen Street, Emsworth

Proposal: Erection of small freestanding toilet facility for harbour users.

Case Officer: David Eaves

Consultee Details

Name: Mrs Sally Building Control Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: bct@havant.gov.uk

On Behalf Of: Building Control, Havant Borough Council

Comments

Following conversation with D Eaves about path leading past WC the following comments are made:

A path that does not lead to a building is not covered by Approved Document M requirements

A standard path should be 1.8m but this can be reduced to 1.5m when considering obstacles on route i.e. tree protection and in exceptional circumstances 1.2m may be allowed when considering the approach and passing of other travelling in the opposite direction

If the WC is to be open to public use it will need to comply with the Equality Act 2010 requirements regarding approach, size etc. if however, it is not intended to be used by the public then an access statement will be needed to demonstrate compliance with the above taking into account visitors to the area it is serving