

Havant Borough Council

The Town and Country Planning Act 1990

Consultation on Planning Application

From : Executive Head of Planning and Built Environment

To: Building Control

DC Case Officer Mrs D Haywood Ext: 9244 6513

Date: 11 April 2016

Application No. APP/16/00311

Site Address: 112 London Road, Cowplain, Waterlooville, PO8 8HB

Proposed Development: Construction of 4No. detached four bedroom dwellings, widening of existing site access and creation of access drive and parking for dwellings. Demolition of existing double garage and construction of replacement detached garage for existing retained dwelling.

I attach a copy of the above application that has been received under the Town and Country Planning Acts.

Any views you should wish to make should be returned to me no later than 25 April 2016.

Planning Services

From: Building Control

The application has been examined under the following areas where Building Regulations may impact on the planning application. In achieving Building Regulation compliance there may be a number of design solutions available and until a Building Regulations submission has been made it is not always possible to advise what, if any, changes may be required to the design.

The following areas have been considered:

Fire Brigade Access | ✓ Solid Waste Storage | Glazing (Positions, quantities, cleaning) | ✓

Siting of building/structure | ✓ Building over public sewers | ✓ Flues | Other |

Please note no observations have been made in respect of disabled access. The DC Case Officer should discuss any access concerns with Building Control at the Access Surgery following assessment of the scheme using the access check sheet.

Observations:

- Hampshire Fire and Rescue service should be consulted with regards to turning facilities. Unclear if they would be satisfied with regards to potential access re: Plot 3.
- Garage (Plot 1) within 3m of public sewer but is exempt from building regulations.

Signed: DMR

Dated: 13/4/16

- Thermal calc's may be required due to excessive glazing (PLOTS 3 and 4)