

Consultee Comments for Planning Application APP/22/00337

Application Summary

Application Number: APP/22/00337

Address: 42 North Street, Havant, PO9 1PT

Proposal: Change of use of the vacant office building to two flats and erection of rear external staircase and secure cycle storage.

Case Officer: Lesley Wells

Consultee Details

Name: Mrs Sally Nixon Building Control Team

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

Email: bct@havant.gov.uk

On Behalf Of: Building Control

Comments

Building Regulations consent will be needed for this work

A Public sewer runs under this site

First floor lounge and bedroom are inner rooms Means of escape windows needed Bedroom might be an issue

Possible unprotected area issue with Ground Floor dining room windows and location of site boundary AD B

Ground floor Kitchen door / windows should be 1.8m away from First Floor staircase in accordance with AD B B1 Para 2.17 & Diagram 2.7

Sound proofing required between floors this will be an issue if chimneys remain linked

Soil vent pipe should be located 900mm away or 3m from any opening window

Staircase design does not comply with Approved Document K requirements should not be climbable and have no gaps greater than 100mm