

Consultee Comments for Planning Application APP/16/01021

Application Summary

Application Number: APP/16/01021

Address: 29 Rowan Road, Havant, PO9 2UX

Proposal: Shed extension and home office with feather edge/shiplap timber cladding.
(Retrospective).

Case Officer: Karen Wooden

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

Comments

It would appear from the information given (photo's) that the new structure is attached to the existing dwelling.

Under the terms of the Building Regulations 2010 as amended this structure does not appear to be exempt for this to the be case it should meet the following criteria:

Small detached buildings

1. A detached single storey building, having a floor area which does not exceed 30m², which contains no sleeping accommodation and is a building
 - (a) no point of which is less than one metre from the boundary of its curtilage; or
 - (b) which is constructed substantially of non-combustible material.

2. A detached building designed and intended to shelter people from the effects of nuclear, chemical or conventional weapons, and not used for any other purpose, if
 - (a) its floor area does not exceed 30m²; and
 - (b) the excavation for the building is no closer to any exposed part of another building or structure than a distance equal to the depth of the excavation plus one metre.

3. A detached building, having a floor area which does not exceed 15m², which contains no sleeping accommodation

Due to the building being attached and constructed of a combustible material within close proximately of the site notional boundary Building Regulation consent should be sort.

