

Consultee Comments for Planning Application APP/16/00698

Application Summary

Application Number: APP/16/00698

Address: Shallows, Woodgaston Lane, Hayling Island, PO11 0RL

Proposal: Demolition of existing dwelling, and erection of 6 bed house with attached garage and boathouse. Installation of swimming pool and new terrace.

Case Officer: Rachael McMurray

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

The existing lane could provide problems for the Fire Authority to gain access to the property in the event of a fire. It would be recommended that the width of the lane is increased, or a sprinkler system is added within the new dwelling.

The unprotected area on the west elevation of the boat house would not comply. The timber frame wall would require 30 minute fire resistance both internally and externally. Also, the oak cladding would exceed the permitted limits and should be replaced with a fire resistant product such as fibre cement boarding.

Bin storage to be provided for the dwelling, and consideration should also be given for the access for the bin collection authority.