

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 Mr R Nash Ext: 92446538

Date: 27 May 2015

Application No. APP/15/00368

Site Address: 3 Elm Grove, Hayling Island, PO11 9EA

Proposed Development: Demolition of existing timber building and garages. Construction of new building comprising 4No. 1 bed flats.

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 10 June 2015.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

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:

Window areas on South Elevation exceed permitted limits for external sun spread. Windows to be reduced in size.
External sun to flats should also be contained.
No public sewer.

Signed: *P. Coleman*

Dated: 1/6/15