

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 H Lealan Ext: 9244 6523

Date: 10 April 2013

Application No. APP/13/00277

Site Address: Land Adjacent to The Retreat, Croft Lane, Hayling Island, PO11 0LT

Proposed Development: Outline Application for the erection of 2No. dwellings and new garage for existing dwelling, utilising access onto Croft Lane. (Revised Application).

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 together with the application papers no later than 24 April 2013.



Mr Chris Murray
Service Manager (Planning Development)

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:

Fire Brigade Access would not comply with Requirement BS. A
Turning circle would be required at the end of the lane and
lane surface should be suitable for appliances. Please refer to
my previous email dated 9 March 2012.
Bin storage to be provided No Public Sewers.

Signed: P. Coleman

Dated: 10th April 2013

* turning circle of demonstrate can install
sprinkler system - land left over enough left
for SS