

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 Sally Smith Ext: 9244 6522

Date: 25 October 2012

Application No. APP/12/01055

Site Address: 76 Southwood Road, Hayling Island, PO11 9QF

Proposed Development: Demolition of existing 1 1/2 storey dwelling and construction of 2 storey, 4 bed house and new double garage to front.

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 08 November 2012.



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:

Does not comply with Requirement B5 (Fire Brigade access).
Exceeds the 20m + 45m requirement from edge of road.
(may require sprinkler system). No suitable turning circle provided.
Bin Storage provisions not shown.
No public sewer.

Signed: P. Coleman

Dated: 30/10/12