

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 R Hebden Ext: 9244 6518

Date: 14 November 2012

Application No. APP/12/01170

Site Address: Land rear of 42 Church Road, Hayling Island, PO11 0NT

Proposed Development: Construction of 1No. 3 bed chalet bungalow and 1No. 2 bed bungalow with detached shared garage and associated parking and landscaping.

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 28 November 2012.

C. D Murray

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:

The proposed driveway access does not comply with requirement BS, driveway should be widened to 3.7m, and adequate turning circle provided. Alternatively, Sprinkler Systems should be installed in each plot.
Bin Storage should be located no more than 30m from each plot
No public sewer.

Signed: 

Dated: 20th November 2012