



RE: Consultation Request for APP/25/00741 26 Auriol Drive, Havant, PO9 3LS

From Adams, Colin <Adams.Colin.restored@HavantBCGovUK.onmicrosoft.com>

Date Thu 2025-10-30 4:41 PM

To Riley, Robert <Robert.Riley@havant.gov.uk>

Attn Robert Riley

Having assessed the information provided Building Control would make the following observations:

- No public sewer shown within the site
- The new outbuilding could be an exempt structure provided it meets the following criteria:

CLASS 6

Small detached buildings

1. A detached single storey building, having a floor area which does not exceed 30m², which contains no sleeping accommodation and is a building—
 - (a) no point of which is less than one metre from the boundary of its curtilage; or
 - (b) which is constructed substantially of non-combustible material.
2. A detached building designed and intended to shelter people from the effects of nuclear, chemical or conventional weapons, and not used for any other purpose, if—
 - (a) its floor area does not exceed 30m²; and
 - (b) the excavation for the building is no closer to any exposed part of another building or structure than a distance equal to the depth of the excavation plus one metre.
3. A detached building, having a floor area which does not exceed 15m², which contains no sleeping accommodation.

The external wall details as confirmed on application form stated below should comply with the above requirements regarding being substantially non-combustible material (1 (b)):

Type:

Walls

Existing materials and finishes:

Existing brick / render to main house

Proposed materials and finishes:

Timber cladding / external tile finish

Timber cladding !!

Works to the garden with regards to raised levels and retaining walls do not fall within the control of the Building Regulations

Regards

Colin Adams
Principal Building Inspector
Building Control Partnership
01329824794



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You can find answers to a variety of Building Control queries on either the Planning Portal or the Local Authority Building Control (LABC) websites, please click:

<https://interactive.planningportal.co.uk/>
<https://www.labc.co.uk/homeowners/do-i-need-building-regs-application>
<https://labcfrotdoor.co.uk/>

From: Coleman, Paul <Paul.Coleman@havant.gov.uk>

Sent: 30 October 2025 13:27

To: Adams, Colin <Colin.Adams@havant.gov.uk>

Subject: Fw: Consultation Request for APP/25/00741 26 Auriol Drive, Havant, PO9 3LS

One for you

Paul Coleman

BEng C.Build.E MCABE IEng

Principal Building Inspector

Building Control Partnership

01329 824795

Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

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From: Planning Services <planning.development@havant.gov.uk>

Sent: 30 October 2025 13:21

To: Building Control Team Shared <BCT@havant.gov.uk>

Subject: Consultation Request for APP/25/00741 26 Auriol Drive, Havant, PO9 3LS

The Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Address: 26 Auriol Drive, Havant, PO9 3LS

Proposed Development: Proposed new single storey outbuilding to rear garden with sauna and ice bath , and alterations to rear gardens including formation of new ground levels, new retaining walls, and new pergola structure.

Planning Officer: Robert Riley

I should be pleased to receive any observations or comments you may wish to make in respect of the above planning application, which has been received by the Council, within 21 days from the date of this email.

The documents and plans are available on the council website and can be viewed here:

<https://service.havant.gov.uk/pr/s/detail/a1ESI000004yhXd>

Contact details for this application:

Planning Officer: Robert Riley
Email robert.riley@havant.gov.uk
Telephone 02392 446665.

Kind regards

Planning Services

Havant
BOROUGH COUNCIL

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

Havant Planning Office Contact Details

Email: planning.development@havant.gov.uk
Telephone: 02392 446530

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