

From: Anthony Bourke

Sent: 10 November 2021 12:22

To: Subject: RE: Consultee letter for Planning Application: 2020/5475/P 66 Fitzjohn's Avenue M4 (2)

comments:

Please provide details and section drawings demonstrating how the following items will be addressed or mitigation measures put in place to demonstrate compliance with the Building Regulations:

Section 2a approach to the dwelling :

- Should be step free from the curtilage of the dwelling and development
  - Approach routes must have a minimum clear width of 900mm or 750mm where there are obstructions, the gradient should be between 1:20 and 1:12
  - Every gateway must have an 850mm clear opening, with a 300mm nib on the lead edge to allow users to reach the handle
  - Parking spaces within the private curtilage of the dwelling (but not a car port or garage) must include at least one standard parking bay that can be widened at a later date to 3.3m
  - Every principal entrance must have a canopy covering a minimum width of 900mm and depth of 1200mm. This can't be a porch
  - External doors must have an openable width of 850mm and have a 300mm nib on the leading edge (see diagram 2.2 ADM)

Regards

Anthony Bourke  
Technical Manager