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Date: 16 September 2024
Ref: B/FP/2024/00938
Officer: Lee Trevett
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Determination of Application for Building Control Approval with Full Plans (Granted With Requirements)

Building Act 1984,
Building Safety Act 2022,
The Building Regulations 2010

Application Number: B/FP/2024/00938

Location: West Parley Community Hub 275 Christchurch Road West Parley Ferndown BH22 8SQ

Description: Complete removal of the first floor accommodation/ changing rooms & 2no staircases, Replacement of the flat roof covering, new insulation over flat roof, Incorporation of new rooflights,

Incorporation of mechanical plant and new Solar Panels on the renewed flat roof, New sliding doors to Pre-school area, Bar area to be removed, Toilet alterations, New fire doors to compartmented areas.

In accordance with Reg 14 and 14A of the Building Regulations 2010, Dorset Council has granted this application, received on 24 July 2024, subject to requirements. The requirements are detailed below.

The granting of this application is only in relation to the requirements of the Building Act 1984, Building Safety Act 2022, The Building Regulations 2010. This is not a grant of planning permission, Listed Building Consent, or approval for any other Byelaw, Order or Regulation.

This application is only valid for three years from the date the application was received. If the work to which the plans relate has not started within **three years** of deposit they may be declared of **No Effect** (Section 32 of the Building Act 1984).

Requirements:

Subject to / the provision of satisfactory:

1. B2 Internal Fire Spread : Details of lighting diffusers awaited.
2. K6 Protection against impact from and trapping by doors : If sliding doors are powered, further details for compliance with K6 are awaited.

Approved Drawings Numbers:

S 1703 01 C	Location Plan (a3)
S 1703 02 B	Block Plan (a1)
Wd 1703 100 C	Existing Site Plan (1 125)
Wd 1703 101 B	Proposed Site Plan (1 125)
Wd 1703 200 A	Existing Floor Plans (1 100)(1)
Wd 1703 201 A	Existing Elevations (1 100)(1)
Wd 1703 202 B	Proposed Gf Plan (1 50)
Wd 1703 203 B	Proposed Ceiling Plan (1 50)
Wd 1703 204 B	Proposed Roof Plan (1 50)
Wd 1703 205 B	Proposed Elevations 1 (1 50)
Wd 1703 206 B	Proposed Elevations 2 (1 50)
Wd 1703 207 B	Proposed Section A A (1 50)
Wd 1703 208 B	Proposed Section B B (1 50)

Decision Date: 13 September 2024



David Kitcatt
Service Manager For Building Control

Information



If you're looking for advice about your home improvement project. LABC (Local Authority Building Control) has created this useful website [LABC Front Door | Home improvements & building regulations advice for homeowners and builders](#) full of useful hints, tips and guidance for getting the most out of your project. They provide unbiased, independent advice you can trust.

Starting Work

Your Notice of Passing Of Plans has conditions attached to it. Please ensure the requirements of these conditions are met and details are sent into your Building Control Surveyor.

When we quoted for your Building Regulation application, we provided a list of the stages of your project that we would need to inspect. Please contact us when you are at these stages. We always endeavour to carry out same or next day site inspections if contacted by phone before 10:00am.

Telephone :01305 252254

buildingcontrol2@dorsetcouncil.gov.uk

(Dorchester / Weymouth Areas)

Telephone: 01202 228948

buildingcontrol1@dorsetcouncil.gov.uk

(Blandford / Wareham / Wimborne Areas)

Please also check your planning approval (if required) for any conditions that you may need to comply with. Contact for planning technical support: 01305 838336

If applicable you should also ensure you have complied with any requirements of CIL (Community Infrastructure Levy) prior to work commencing – details will have been provided following the grant of your planning permission. Any queries please email our CIL team at: cil@dorsetcouncil.gov.uk

Southern Gas Networks – Overbuild Advisory

There are several risks created by building over gas mains and services. If you plan to dig, or carry out building work to a property, site or public highway you should check your proposal against the information held at <https://www.linesearchbeforeudig.co.uk/> for any underground services

Completion

When your work onsite has been completed please ensure you call us to carry out your completion inspection before occupation and issue a Completion Certificate. Your completion certificate is an important document and will be required if you ever need to sell or possibly re mortgage your property.

Street Naming and Numbering

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. If this development results in the creation, deletion or change to an address, you must let us know. You need to register the new or changed address by completing a form. You can find out more and download the form from our website [Street naming and numbering - Dorset Council](#)