

Land Planning and
Development Control Regulations
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**LAND PLANNING AND
DEVELOPMENT CONTROL REGULATIONS – SECTION 43**

(Legal Notice 4/2000)

Commencement

[1 August 2000]

PART I

PRELIMINARY

Short title

1. These regulations may be cited as the Land Planning and Development Control Regulations.

Application

2. These regulations apply to the construction, demolition, rebuilding or alteration of any structure on or affixed to land, including any addition or change to the external appearance of such structure, plans of which are deposited on or after the commencement date of these Regulations.

Interpretation

3. In these Regulations—

“**disabled people**” means people who have—

- (a) an impairment which limits their ability to walk and which requires them to use a wheelchair for mobility, or
- (b) impaired hearing or sight.

“**dwelling**” includes a single dwelling having any number of storeys, but does not include a flat.

“**flat**” means a self contained residential unit separated horizontally from some part of the same building.

“**change of use**” means there is a change in the purpose for which a building or part is used.

“**development**” has the meaning given to it by section 2 of the Ordinance and for the purpose of these Regulations includes “**change of use**”.

“**Agency**” means the Land Planning and Development Control Agency established under section 4 of the Ordinance.

“**Day**” means literal 24 hours excluding weekends and public holidays.

Applications for development permission

4. (1) Any person who intends carrying out any development shall submit to the Agency an application for development permission in the Form set out in the First Schedule to these regulations.

(2) All applications for development permission shall be accompanied by plans, in duplicate, showing the full extent of the development intended to be carried out.

(3) Plans that show compliance with these regulations shall, unless a report of the Planning Officer or public representations decide otherwise, be approved and plans that show a contravention of these regulations shall be refused.

(4) The Agency shall give notice in writing of its decision to an applicant within 60 days from the date of the submission of an application. Failure to give notice of their decision within this time will result in the application being deemed approved.

Fees

5. The fees set out in the Second Schedule to these regulations shall be payable in respect of the several matters set out therein.

Appeal against development decision

6. Any person aggrieved by a decision of the Agency, with regard to the grant or refusal of development permission or the attachment of any conditions, may within 14 days of the date of being notified of the decision give notice of appeal to the Planning and Development Appeals Board in the Form set out in the First Schedule to these regulations. The Planning and Development Appeals Board must within 60 days of receipt of the appeal give a decision as to whether the appeal is upheld or dismissed.

Appeal against enforcement notice

7. Any person aggrieved by a decision of the Agency with regard to an enforcement notice may within 14 days of the date of being notified of the decision give notice of appeal to the Planning and Development Appeals Board in the Form set out in the First Schedule to these regulations. The Planning and Development Appeals Board must within 60 days of receipt of the appeal give a decision as to whether the appeal is upheld or dismissed.

Appeal against improvement notice

8. Any person aggrieved by a decision of the Agency with regard to an improvement notice may within 14 days of the date of being notified of the decision give notice of appeal to the Planning and Development Appeals Board in the Form set out in the First Schedule to these regulations. The Planning and Development Appeals Board must within 60 days of receipt of the appeal give a decision as to whether the appeal is upheld or dismissed.

Deemed-to-satisfy provisions

9. Where any provision in these regulations called a deemed-to-satisfy provision states that the use of a particular material method of construction or specification shall be deemed-to-satisfy the requirements of a regulation, that provision shall not be construed so as to require any person necessarily to use such material method of construction or specification.

Power to delegate

10. The Agency may delegate to a public officer, appointed under section 8(2) of the Ordinance, such of its powers and duties under these regulations as may be necessary for the carrying out or enforcement of any of the provisions contained in the regulations.

Testing of Drainage Installations

11. The Agency may make or cause to be made tests of any drainage system that may be necessary to establish compliance with Regulation 5 of Part 2 of these regulations.

Material Sampling and Testing

12. The Agency may take or cause to be taken such samples of materials used or proposed to be used in the work and have them subjected to testing as may be necessary to establish that its particular properties and use will comply with these regulations.

Powers of Entry

13. The Agency or any person to whom power has been delegated under Regulation 10 may enter upon any land or structure at any time to establish whether these regulations are being complied with. Any person who wilfully obstructs or assaults a member of the Agency or any person acting on behalf of the Agency when acting in the exercise of the powers conferred by this Regulation shall be guilty of an offence and liable on conviction to imprisonment for a term not exceeding six months or a fine not exceeding £500.

Notices to be given

14. Any person who carries out any development shall give notice to the Agency at the following stages and will not proceed beyond that stage until the passing of 24 hours or the earlier inspection and approval of work by the Agency.

- (a) Site preparation.
- (b) Excavation for foundations.
- (c) Foundation concrete laid.
- (d) Damp proof course laid.
- (e) Lintels in position.
- (f) Roof structure and covering complete.
- (g) Drains laid.
- (h) Drains backfilled.
- (i) Septic tank constructed.
- (j) Soakaway excavation.
- (k) Completion of work.

Failure to give notice will render the person responsible for exposing or opening up the work in order that compliance may be ascertained.

Dangerous structures emergency measures

15. (1) If it appears to the Agency at any time that a structure is in a dangerous condition the Agency may take whatever emergency measures as may be necessary to remove the danger.

(2) Before exercising the power set out in sub-regulation (1) above the Agency shall make such attempts as it reasonably can to notify the owner of the proposed measures and may accept a proposal from the owner to undertake to remove the danger.

(3) Where the Agency finds it necessary to carry out any emergency work itself the cost of so doing shall be recovered from the owner of the structure upon which such work was carried out.

Power of Agency to exempt certain buildings

16. In the case of—

- (i) a single storey dwelling intended for the accommodation of not more than one family and not exceeding 30m² in total area;
- (ii) single storey huts and other small buildings not exceeding 28m² in area to be erected for non-residential purposes; and
- (iii) additions and modifications to existing buildings,

the Agency may modify any of these regulations in their application to such building in such manner as the Agency may see fit or may exempt such building from all or any of these regulations. The following buildings shall be exempt from the provisions of these regulations as a matter of course—

- (a) A building that is not intended to remain for more than 28 days; and
- (b) A building on the site of construction of civil engineering works, which is intended to be used only during the course of construction of those works and contains no sleeping accommodation.

Contravention of regulations

17. A person who carries out any development in contravention of these regulations shall be guilty of an offence and liable on conviction to a fine not exceeding £500.

PART II

STRUCTURES AND FITTINGS

Site Preparation and Resistance to Moisture

Clearance of Site and Site Contamination

18. The area of ground to be covered by a structure shall have all vegetable matter removed from it by stripping the site to remove all topsoil. If the site contains dangerous and offensive substances these shall be removed and safely disposed off.

Drainage of Subsoil and Re-routing Watercourses

19. (1) Wherever the dampness or position of a site so requires, a system of land drains shall be installed to protect the structure from damage due to moisture.

(2) Where on excavation an existing land drain is severed or a watercourse discovered, steps shall be taken to ensure the continuance of the water away from the structure and its foundations.

Resistance to Moisture for Walls, Floors and Roofs

20. (1) The walls, floors and roof of any structure shall be resistant to the passage of moisture such as to allow the structure to be substantially free from any damp.

(2) The following shall be deemed-to-satisfy provisions in respect of—

(a) a solid concrete floor laid next to the ground:

Provide a concrete floor at least 100mm thick composed of cement and fine and coarse aggregate in the proportions of 50kg of cement to 0.1m³ of fine aggregate and 0.2m³ of coarse aggregate all laid on compacted hardcore incorporating a damp proof membrane of 1000 gauge P.V.C. The finished floor level to be 150mm above adjacent external ground. If the highest ground adjoining for a distance of 1.8m from the building, except this distance may be reduced to 900mm if a sloping concrete apron not less than 50mm thick and a cut-off drain is laid outside the structure.

(b) moisture resistance of external walls:

Provide a solid concrete block not less than 100mm thick with a compressive stress of not less than 3.5 N/mm². Insert damp proof course at floor level linked and lapped to any 1000 gauge membrane. Bond and render the blocks externally with 20mm sand cement render 1 part cement to 3 parts sand.

(c) moisture resistance of roofs:

Provide a sheet material of aluminium or cement fibre adequately lapped on ends and sides and securely fixed to the roof supports. Include any necessary flashing to ensure moisture cannot be transmitted to the inside of the building.

Structural Stability

Foundations

21. (1) The foundations of a structure shall safely sustain and transmit to the ground the combined dead load, imposed load and wind load so as not to cause any settlement which could impair the stability of or cause damage to the new structure or any adjoining structure. Foundations shall be taken down to a depth that will safeguard the structure from landslip on sloping sites.

(2) The following shall be deemed-to-satisfy provisions for strip foundations:

Provide a concrete strip foundation composed of 50kg cement to 0.1m³ of fine aggregate and 0.2m³ of coarse aggregate. The thickness to be a minimum of 200mm and its width dependant upon the loadbearing characteristic of the soil and in any event in accordance with Table 1. There is to be no made ground or wide variation in the type of subsoil. Any step in the foundation should extend a lap of the thickness of the concrete or 300mm whichever is the greater.

TABLE 1

Type of Soil	Test Excavation	Projection each side of the wall		
		Single Storey	Two Storey	Three Storey
Rock	Pneumatic pick	150mm	225mm	225mm
Gravel	Hand pick	150mm	225mm	225mm
Clayhard	Hand pick	150mm	225mm	225mm
Claysoft	Spade dig	150mm	225mm	225mm

Substructure and Retaining Walls

22. (1) The substructure of any structure shall be constructed to transmit the load of the superstructure safely to the foundations.

(2) The following shall be deemed-to-satisfy provisions for substructure and retaining walls:

Provide a solid concrete block with a compressive stress not less than 3.5N/mm² to a thickness of ¼ its retaining height in a 1:3 cement mortar. Place 100mm of clean hardcore, broken stone over the site and compact prior to laying the concrete floor slab.

Walls above Ground

23. (1) Walls constructed above ground level shall sustain vertical loading, horizontal wind loading and roof uplift. Walls shall be tied to other elements of a structure in order that they act structurally together.

(2) The following shall be deemed-to-satisfy provisions for walls above ground level—

- (a) Provide solid concrete blocks to a thickness referred to in Table 2 dependant upon the height and length of the wall. The compressive stress of blocks to be not less than 3.5N/mm² for buildings not more than two storeys and 7.0N/mm² for lowest storey of a three storey building laid in a 1:3 cement mortar.
- (b) Maximum depth of any chase shall be one sixth the wall thickness for horizontal chases and one third the wall thickness for vertical chases.

TABLE 2

Height of wall	Length of Wall	Thickness of Wall
Not exceeding 3m	Not exceeding 5m between buttresses, return walls or chimneys.	100mm for the full height of the wall.

Exceeding 4m but not exceeding 5m.	As above	150mm for the full height of the wall.
Exceeding 4m but not exceeding 6m.	As above	225mm for the lower storey and 100mm for the upper.
Exceeding 6m but not exceeding 9m.	As Above	225mm for the full height of the wall.

Support over Openings

24. (1) Any opening in a structural wall shall have a beam or lintel provided to safely support the structure above the opening.

(2) In accordance with Table 3 the following shall be deemed-to-satisfy sizes for beams and lintels in reinforced concrete—

TABLE 3

Opening Width	Lintel Section	Bar Reinforcement
Up to 0.75m	100mm wide x 150mm deep	1No. 10mm
Up to 1.4m	100mm wide x 200mm deep	1No. 12mm
Up to 2.0m	100mm wide x 200mm deep	1No. 20mm

Concrete cover to the bar reinforcement shall be 40mm from the bottom of the beam and not less than 40mm to the ends. Bars to be bent at each end to form a right angle of 150mm minimum upstand. Bar overlaps shall be 30 times their diameter.

Timber as a Structural Member

25. (1) Timber used as a structural member shall be of sufficient size and shall be placed at adequate centres to safely support the structure.

(2) Floor and roof members shall be securely fixed to walls in both their direction of span and at right angles to the span in order to provide lateral restraint to external walls.

(3) Ground floors and roof structure shall be cross ventilated.

(4) Softwood timber used as a structural member shall be treated to prevent attack by termites.

(5) Timber ground floors shall have a surface level at least 150mm above the highest level of adjoining grounds.

(6) The size and centres of particular species of timber shall be adequate for the purpose referred to in tables 4, to 9 inclusive.

TABLE 4
FLOOR JOISTS – SOFTWOOD

Spacing of joist mm

400 450 600

Size of Joist mm	Maximum Span of Joist m		
	400	450	600
50 x 75	1.35	1.22	0.93
50 x 100	2.22	2.03	1.58
50 x 125	2.84	2.72	2.33
50 x 150	3.4	3.26	2.84
50 x 175	3.95	3.78	3.30
50 x 200	4.51	4.31	3.76
50 x 225	5.06	4.83	4.22

TABLE 5

FLOOR JOISTS - IROKO

Spacing of Joists mm

400 450 600

Size of Joist mm	Maximum span of Joists m		
	400	450	600
50 x 75	2.36	2.11	1.93
50 x 100	3.16	2.82	2.58
50 x 125	3.95	3.53	3.22
50 x 150	4.74	4.24	3.87
50 x 175	5.53	4.94	4.51

TABLE 6

RAFTERS SUPPORTING SLATE OR TILES - SOFTWOOD

Spacing of Rafters mm

400 450 600

Size in mm	Maximum span of Rafters m		
	400	450	600

50 x 75	2.31	2.18	1.89
50 x 100	3.06	2.89	2.51
50 x 125	3.80	3.59	3.13
50 x 150	4.53	4.29	3.14

TABLE 7

RAFTERS SUPPORTING SLATES OR TILES - IROKO

Spacing of Rafters mm

400

450

600

Size in mm	Maximum span of Rafters m		
	400	450	600
50 x 75	2.73	2.58	2.24
50 x 100	3.65	3.45	2.98
50 x 125	4.56	4.30	3.73
50 x 150	5.47	5.17	4.48

TABLE 8

PURLINS SUPPORTING ROOF SHEETS AT 1.2M CENTRES - SOFTWOOD

Size in mm	Maximum span of Purlin m
50 x 75	1.52
50 x 100	2.04
50 x 125	2.55
50 x 150	3.06
50 x 175	3.57
50 x 200	4.07

TABLE 9

PURLINS SUPPORTING ROOF SHEETS AT 1.2M CENTRES - IROKO

Size in mm	Maximum span of Purlin m
50 x 75	2.37
50 x 100	3.16
50 x 125	3.94
50 x 150	4.74

Ventilation and Room Sizes

26. (1) There shall be adequate means of natural ventilation provided to dilute pollutants at a sufficient rate for the health and comfort of people in the building. This requirement shall not apply to storage buildings, buildings into which people do not normally go or a garage used in connection with a dwelling.

(2) Deemed-to-satisfy provisions for rooms and kitchens:

With the exception of the buildings contained in subregulation (1) above, all rooms shall have a ventilated opening of a window or louver directly to the external air of an area not less than one eighth of the floor area of the room and shall be constructed so that at least one half may be opened. Some part of the ventilated opening to be a minimum of 2m above floor level.

(3) Deemed-to-satisfy provisions for bathrooms and toilets:

Bathrooms and toilets shall have a ventilated opening with an area of not less than one tenth of the floor area. Some part of the ventilation opening to be a minimum of 2m above floor level.

(4) Deemed-to-satisfy provisions for room sizes:

In any dwelling or flat, at least one bedroom, every living room and any dining room combined with a kitchen shall have a floor area of not less than 11m². Each such room shall have a minimum width of 2.4m and a minimum ceiling height of 2.4m measured to half the internal pitch where there is no ceiling.

(5) Deemed-to-satisfy provision for roof spaces:

A dwelling or flat shall have a means of natural cross ventilation to any roof space within the dwelling or a flat. Louvers, air bricks, profiled sheeting or stand off soffits should provide insect and bird proof ventilation equivalent to one tenth of a square metre each side of the building.

Stairs, Ramps and Balustrades

27. (1) Stairs and ramps shall be constructed to ensure the safety to users of a building moving between different levels exceeding 600mm. Stairs, ramps, the edges of floors and balconies and any roof to which people have access shall be guarded to protect users from the risk of falling.

(2) Deemed-to-satisfy provisions for stairs, ramps and balustrades:

A private stairway is one situated in a dwelling and a common stairway is one situated in any other building. Any stairway or ramp constructed in accordance with the dimensions in Table 10 will satisfy the requirement.

TABLE 10

STAIRS	PRIVATE	COMMON
Rise (Maximum)	220mm	190mm
Going (Minimum)	220mm	240mm
Twice Rise plus going	550mm - 700mm	550mm - 700mm
Pitch (Maximum)	42 degrees	38 degrees
Landings going	Equal to width	Equal to Width

Width of Stairs (Minimum)	800mm	900mm
Headroom height (Minimum)	2m	2m
Handrail height	840mm - 900mm	840mm - 900mm
Balustrade Height Internal (Minimum)	900mm	900mm
Balustrade Height External (Minimum)	1.1m	1.1m

RAMPS		
Gradient (Maximum)	1:12	1:12
Landing	Equal to Width	Equal to Width

Access to buildings for the disabled

28. (1) Reasonable provision shall be made in all newly erected or substantially altered buildings so that—

- (a) disabled persons can reach the principal entrance to the building from the edge of the site curtilage;
- (b) elements of the building do not constitute a hazard for a person with an impairment of sight;
- (c) disabled persons can use the building's facilities;
- (d) adequate sanitary accommodation is available for disabled persons;
- (e) there is suitable accommodation for disabled persons in audience or spectator seating; and
- (f) there are suitable aids to communication for persons with an impairment of sight or hearing in auditoria, meeting rooms and reception areas.

(2) If, as part of a reconstruction of a building, it is impracticable to make adjustments to the level of the existing principal entrance or any other appropriate existing entrance, to permit access for wheelchair users, or to provide a new entrance which is suitable, the other requirements of this Regulation shall still apply.

(3) Where a building is extended, there is no obligation to carry out improvements within the existing building to make it more accessible to and usable by disabled persons than it was before. However the extension shall not adversely affect the existing building with respect to access to, and use of, the building by disabled persons.

(4) An extension to a building shall be at least as accessible to and usable by disabled persons as the building being extended. Where access to an extension is achieved only through the existing building, it will be subject to the limitations of the existing building and shall not require higher standards than the existing building. However if an extension is independently approached and entered from the boundary of the site it shall be treated in the same manner as a new building.

(5) When a building is altered there shall be no obligation to improve access and facilities for disabled persons. However the level of provision after alteration shall not be any worse. Facilities may be moved but their suitability and access to them shall not be reduced.

(6) For the purpose of this Regulation—

“**substantially altered building**” means a building that has been substantially demolished to leave only external walls.

“**access**” means approach or entry.

“**suitable**”, with respect to means of access and to facilities, means that they are designed for use by disabled persons.

“**building**” means non-domestic buildings.

Drainage

29. (1) Rainwater drainage storage and disposal:

Any gutter or pipe fitted to a building and intended for collecting rainwater from the roof shall be of adequate size and composed of a suitable material for its purpose. It shall be adequately fixed and have sufficient outlets to accommodate the maximum likely flow and not cause dampness to the inside of the building.

(2) Deemed-to-satisfy sizes for rainwater gutters and pipes and roof water disposal—

- (a)* Roofs up to 18m² may be served by a 75mm half round gutter and a single 50mm outlet.
- (b)* Roofs up to 37m² may be served by a 100mm half round rainwater gutter and a single 63mm outlet.

Areas in excess of these should be served by a number of rainwater pipes, the sizes of which correspond to the area's drained.

(3) Foul water drainage and disposal:

Any system which carries foul water from a building shall discharge to a suitable means of disposal and not allow foul air to enter the building.

(4) Deemed-to-satisfy provision for foul water drainage and disposal—

- (a)* Any waste appliance comprising a shower, bath, hand basin or sink may discharge into a 32mm diameter P.V.C pipe with a trap arrangement. Disposal of the waste water may be conveyed by 100mm diameter P.V.C. pipe laid to a minimum fall of 1:40 and terminate in a soakaway at least 5m from the building.
- (b)* Any sanitary convenience may discharge into a 100mm diameter P.V.C. pipe laid to a minimum fall of 1:40 and be ventilated at least 900mm above any opening into the building. Drains should be laid with a minimum of 300mm cover and access provided by manhole or rodding eye at positions necessary for inspection and cleansing.

The disposal of the contents of a sanitary convenience shall be by way of a public system. Alternatively disposal may be to a septic tank the details of construction and size together with effluent disposal shall be to the satisfaction of the Agency.

(5) Soakaways:

Unless a drain connection is provided to a public system, the site on which any building is constructed shall be provided with a sufficient number of soakaways constructed to the satisfaction of the Agency and adequate to deal with all rainwater, domestic effluent other than sewage and waste water from the site and all buildings.

Structural Fire Precautions

30. (1) Fire resistance of walls, floors, beams and columns:

Any wall, a floor (other than a ground floor) beam, column or any other member providing structural support to any of the foregoing shall be provided with fire protection to prevent the premature collapse of a building or part before the occupants have been able to escape. Such protection will not apply to members forming part of the roof structure only.

- (2) Deemed-to-satisfy provisions for fire resistance of walls, floors, beams and columns:
- (a) Buildings having not more than a ground and two upper storeys may be provided with half hour fire protection to the above structural members by means of insulation board lining or 25mm concrete cover or by consisting of masonry not less than 100mm thick. In buildings with a greater number of storeys the period will be increased to one hour.
 - (b) Any wall forming an escape route horizontally or vertically, referred to in Regulation 32, will have a fire resistance of half an hour and any opening in such a wall will be fitted with a half hour fire resistant self closing door.
 - (c) Any opening between a house and attached garage will be fitted with a half hour fire resistant self closing door with a threshold height not less than 100mm above garage floor level.

Internal Fire Spread

31. (1) Any wall or ceiling shall have a surface material covering that will offer a restriction to the spread of fire over its surface either by limiting the type of material used or using a material which would not contribute to the outbreak of or support a fire.

- (2) Deemed-to-satisfy provisions internal fire spread—
- (a) Any wall or ceiling in an escape route referred to in Section 7, will have a surface material finish to the walls and ceilings that is non combustible such as block work, concrete or a fibre insulation board.
 - (b) Any wall or ceiling in a room not forming part of an escape route may have a surface material covering not inferior to timber cladding to its contribution to fire, but only to the following extent:—
 - (i) The whole of the ceiling area provided all walls satisfy the non-combustible specification; or
 - (ii) Half the total wall area provided the remainder, together with the ceiling satisfy the non-combustible specification.

Means of Escape in case of Fire

32. (1) Every building shall be provided with a means of escape consisting of exits and escape routes, both horizontally and vertically, of such number size and layout as is reasonably necessary in the circumstances to enable the occupants of a building to escape to a place of safety.

- (2) Deemed-to-satisfy provisions for dwellings not exceeding two storeys:

Any room which approached from within another room shall have for escape purposes an openable side hung window of minimum size 850mm x 500mm with a sill height not less than 800mm and not more than 1.1m above floor level.

- (3) Deemed-to-satisfy provisions for dwellings exceeding two storeys:

The provisions in subregulation (1) apply equally to dwellings exceeding two storeys. In addition any stairway shall be enclosed with half hour fire resisting construction and the door of any room opening onto the stairway shall be self closing.

- (4) Deemed-to-satisfy provisions for flats:

The provisions in subregulation (1) apply equally to flats. In addition within a flat the internal arrangement will be such that cooking facilities are remote from the entrance door and any bedroom should not be located off an area used for cooking unless there is an alternative means of escape from that bedroom. The entrance door to any flat situated off or adjacent to an area not used solely with that flat will be half hour fire resistant and self closing with a locking device that does not preclude re entry from the outside without a key.

(5) Any stairway serving more than one flat shall be enclosed with one hour fire resisting construction and terminate at ground level directly to the external air and a place of safety. A single

stairway is acceptable for buildings up to three storeys. For buildings having more than three storeys an alternative independent stairway will need to be provided. Any stairway to be ventilated at its topmost level by 1m² of opening.

(6) Deemed-to-satisfy provisions for buildings other than dwellings and flats—

- (a) In the case of a single storey building there will be a maximum travel distance in one direction of no more than 18m to an external exit. Where escape is available to external exits in substantially different directions, i.e a position subtending an angle in excess of 45° between openings, the distance may be extended to 45m. Alternative exits will always be necessary if the building is likely to hold 50 or more occupants.
- (b) In the case of a building not exceeding three storeys it may be served by a single stairway provided the stairway is enclosed with half hour fire resisting construction and any door off the stairway is half hour fire resistant and self closing. The travel distance referred to in paragraph (a) apply equally to buildings not exceeding three storeys measured into the stairway enclosure.
- (c) In the case of a building exceeding three storeys it should be served by at least two stairways enclosed with half hour fire resisting construction and any door off the stairway to be fire resistant and self closing. The stairways are to be remote from each other so they may be regarded as alternatives and it will not be acceptable to pass through one stairway to reach the other.

(7) A minimum width of a door or doors will be dependant upon the number of occupants in a building. In the case of more than 50 people doors will need to open in the direction of escape. Such doors should only be fixed by fastening that does not require a key for operation. Table 11 indicates the minimum width of opening dependant upon the number of people it serves. The largest opening of two or more openings should be discounted from the calculation as this may be the opening unavailable due to fire.

(8) Notwithstanding subregulation (7) and Table 11, the minimum width of a door or doors, to a non-domestic building, that facilitates access by disabled persons shall be not less than 800mm.

TABLE 11

Minimum Number of Persons	Minimum Width mm
50	800
110	900
220	1100
More than 220	5 per person

Sanitary Convenience and Washing Facilities

33. (1) There shall be provided adequate numbers of the appropriate type and size of sanitary convenience for both sexes of all ages in any building. A sanitary convenience must be provided with ancillary washing facilities, an intervening lobby must separate both from any habitable room unless used solely for sleeping purposes.

(2) Any dwelling or flat shall contain—

- (a) a bathroom with a fixed bath or shower;
- (b) separate kitchen sink suitable for the washing of cooking and eating utensils.

(3) Deemed-to-satisfy provisions for sanitary conveniences and washing facilities—

- (a) In a dwelling or a flat at least one water closet should be provided together with a wash basin with a cold water supply next or near to the water closet. All water closets should have a dual flush cistern ability.
- (b) In a building other than a dwelling or flat the following provisions in Table 12 dependent upon the number and sex of people likely to occupy the building may be made for water closets hand basins and urinals.

TABLE 12

NUMBER OF PERSONS	FEMALE W.C.'S	MALES	
		W.C.'s	Urinals
Up to 50	1	1	1
51 to 100	2	1	2
101 to 150	2	1	3
151 to 200	1	1	3
201 to 250	3	2	3
251 to 300	4	2	4
301 to 350	4	2	5
351 to 400	5	2	6
401 to 450	5	3	6
451 to 500	6	3	7
Wash Basins	1 per 2 W.C.'s	1 per 2 W.C.'s plus 1 per 5 urinals or part thereof.	

Heat producing Appliances

34. (1) Any cooker, boiler, stove, fireplace or other heat producing appliance, other than an electrical appliance, shall when installed in a building operate without danger of igniting the building or producing gases which could be harmful to the occupants.

(2) Deemed-to-satisfy provisions for the installation of heat producing appliances:

Any flue pipe may be constructed of cast iron and have a diameter not less than that of the appliance outlet. Combustible material should not be situated closer than 200mm unless the pipe is surrounded by a block work chimney not less than 100mm thick in which case combustible material should be not closer than 75mm from the chimney. The outlet to the flue should be situated above any opening to the building and not less than 900mm above the pitch line of the roof. A supply of air should be made from external ventilation of 8000mm² in the case of dwellings and flats and to the appliance manufacturers recommendations in other buildings.

6.	Does the application involves any of the following? (tick appropriate box)	
	Change of use <input type="checkbox"/>	Redevelopment <input type="checkbox"/>
	Erection of new building <input type="checkbox"/>	Alteration or Extension <input type="checkbox"/>
7.	The site is served by the following: (tick appropriate box)	
	Water <input type="checkbox"/>	Telephone <input type="checkbox"/>
	Electricity <input type="checkbox"/>	Drainage <input type="checkbox"/>
8.	What is the existing use of the land/building? _____ Eg. Residential, industrial etc. If the site is Vacant, say so and also state its previous Use and when that ceased _____	
9.	Does a public right of way cross the site of The proposed access? _____ Yes/No	If YES, show existing route(s) and any proposed alterations on the plans
10.	Are there any trees on the site? _____ Yes/No If YES, are any to be felled? _____ Yes/No	If YES, show their positions, spread and any species on the plans and which, if any are to be felled.
11.	State external materials to be used: _____ _____	
12.	How will the site be enclosed? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be Enclosed. _____ _____	
13.	How will surface water be disposed of? _____ _____ _____	
14.	How will foul sewage be disposed of? _____	

15.	Does the proposal involve:	(tick appropriate box)	
	(a) Construction of a new access to a Highway	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	(b) Alteration of an existing access to a Highway	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	(c) The stopping up or diversion of a public right of way	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	(d) How many car parking spaces are there within the curtilage of the site?		<input type="text"/>
<hr/>			
16.	Does the proposal involve:	(tick appropriate box)	
	(a) Demolition of all or part of a building or structure	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	(b) The site being within a Protected area	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	(c) Demolition or alteration of a Listed Building	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	(d) Use in connection with agriculture or forestry	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	(e) Use for industrial, shopping, warehousing, storage or office purposes	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<hr/>			
17.	MATERIALS TO BE USED, including dimensions where applicable, if these are not stated on the accompanying plans. If there is insufficient space for details, these may be continued on a separate sheet.		
	FOUNDATIONS	_____	
	FLOORS	_____	
	WALLS	_____	
	DAMP PROOF COURSE	_____	

ANT PROOF COURSE	_____
LINTELS	_____
CEILINGS	_____
ROOF COVERINGS	_____
ROOF SUPPORTS	_____
WINDOW FRAMES	_____
DOORS	_____
DOOR FRAMES	_____
INTERNAL FINISH TO WALLS	_____
EXTERNAL FINISH TO WALLS	_____
CHIMNEY AND STOVE PIPES	_____
GUTTERS AND DOWNPIPES	_____
UNDERGROUND DRAINS	_____
18. If a septic tank is to be used, please state size: Depth _____ Length _____ Width _____ Materials to be used _____ Number of sections _____ Access for desludging _____	
19. If soakaways are to be used, please state size: Depth _____ Length _____ Width _____ Materials to be used: _____	
20. Additional information: _____ _____ _____ _____	
21. We hereby apply for: (delete whichever is not applicable) (a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith. Or	

(b) Planning permission to retain buildings or works already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.

Signed _____

On behalf of _____ Date _____

(insert applicant's name if signed by an agent)

When fully completed in duplicate this application should be sent to the Planning Officer together with two copies of the following:

BUILDING PLANS: Drawn to a scale of not less than 1:100 (one inch to eight feet) showing floor plans of each storey of the Building, side and end elevations, sections and any other details.

SITE PLANS: Drawn to a scale of not less than 1:250 (one inch to twenty feet) showing the location of the site(s) position Of any existing buildings on the site(s) and adjoining site(s), existing water, drainage, electric and/or Telephone lines, any roads and existing and proposed levels of the building(s) in relation to the access and Main road. The proposed building should be shown in a distinctive colour, together with all new drainage etc.

NOTICE OF APPEAL

(Section 33 of the Land Planning and Development Control Ordinance)

TO: The Planning and Development Appeals Board

Appeal No.

BETWEEN

Appellant

THE LAND PLANNING AND DEVELOPMENT CONTROL AGENCY

Respondent

TAKE NOTICE THAT I intend to appeal to the Planning and Development Appeals Board against the decision of the Land Planning and Development Control Agency to *grant/refuse development permission in respect of: (*state proposed nature of development*).

*or the attachment of the following conditions: (*set out relevant conditions*).

MY GROUNDS OF APPEAL ARE:

STATE ACTION DESIRED:

Dated

(Advocate for) the above Appellant
of

To: The Respondent
of

(* delete if inapplicable)

FILED on

Secretary

NOTICE OF APPEAL

(Section 27 of the Land Planning and Development Control Ordinance)

TO: The Planning and Development Appeals Board

Appeal No.

BETWEEN

Appellant

THE LAND PLANNING AND DEVELOPMENT CONTROL AGENCY

Respondent

TAKE NOTICE THAT I intend to appeal to the Planning and Development Appeals Board against the decision of the Land Planning and Development Control Agency with regard to an enforcement notice issued on the *(insert date of notice)*.

MY GROUNDS OF APPEAL ARE *(set out appropriate grounds in accordance with section 35(3) of the Ordinance):*

STATE ACTION DESIRED:

Dated

(Advocate for) the above Appellant
of

To: The Respondent
of

(* delete if inapplicable)

FILED on

Secretary

NOTICE OF APPEAL

(Section 30 of the Land Planning and Development Control Ordinance)

TO: The Planning and Development Appeals Board

Appeal No.

BETWEEN

Appellant

THE LAND PLANNING AND DEVELOPMENT CONTROL AGENCY

Respondent

TAKE NOTICE THAT I intend to appeal to the Planning and Development Appeals Board against the decision of the Land Planning and Development Control Agency with regard to an improvement notice issued on the (*insert date of notice*).

MY GROUNDS OF APPEAL ARE (*set out appropriate grounds in accordance with section 37(3) of the Ordinance*):

STATE ACTION DESIRED:

Dated

(Advocate for) the above Appellant
of

To: The Respondent
of

(* delete if inapplicable)

FILED on

Secretary

