

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/24/01892	Your Ref:	APP/24/00291
EH Case Officer Extn:	44 6666	Date:	04 July 2024
DC Case Officer:	Ms Lesley Wells		
DC Case Officer Extn:	4 223		
Application Number:	APP/24/00291		
Site Address:	39 London Road, Cowplain, Waterlooville, PO8 8DF		
Proposed Development:	Erection of first floor rear and side extensions and dormer extension. Retention of ground floor shop (Class E1 commercial unit) and change of use of ground floor, first floor and second floor ancillary storage and office accommodation to 8No bed HMO. 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 no later than 04/07/2024. Planning Services		

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the documentation provided by the applicant, and can comment as follows:

This office has no objection in principle to this application for conversion of the balance of the building currently used for storage & office purposes, into rooms for residential accommodation.

I have noted there is a flue exiting the side of the adjacent building at 41-43 London Road and terminating at first floor level between 39 and 41-43. As there is a proposal to have windows serving rooms on the North, East & West elevations of 39 London Road on all floor levels (other than the ground floor shop), the applicant will need to confirm what the flue's purpose is, to ensure no nuisance is caused to future residents of the proposed HMO, where windows are openable and have trickle vents fitted.

The applicant should note that the Private sector Housing team at Havant Borough Council deals with HMO's, and can assist with any queries in relation to HMO regulations, licencing requirements and so forth.

If the Local Planning Authority were minded to approve this application, I would request that the following conditions and informatives be added to any positive decision notice:

Condition 1:

The applicant will need to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for all residential units, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise.

Condition 2:

No floodlighting, street lighting or other form of external lighting scheme, including at or on dwelling units, shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants outside of and within the development from light disturbance / nuisance.

Informatives:Regarding hours of work:

You are hereby advised to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development which are audible at the site boundary, shall take place on any Sunday or Bank / Public holiday, nor on any other day except between the following times:

Monday to Friday: 08:00 to 18:00

Saturday: 08:00 to 13:00

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.

Regarding site noise during conversion works:

The applicant is to ensure that details of measures to be employed to control the emission of noise during any demolition, excavation, clearance and construction works at the development be provided to the Environmental Health Pollution team, at Havant Borough Council.

BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise, and Part 2: Vibration (BSI,2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria which should be followed.

This is to ensure the residential and commercial amenity of properties in the vicinity is not impacted upon by any external noise levels.

Regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby properties from smoke nuisance.

Regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. It is recommended that the methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities, and also the IAQM Guidance on the assessment of dust from demolition and construction 2014.

This is in order to protect the occupants of nearby properties from dust nuisance.

Please contact me should you require clarification of any of the above items.

Mr. Mark Moss

Regulatory Officer, Environmental Health