

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/24/02486	Your Ref:	APP/24/00541
EH Case Officer Extn:	44 6666	Date:	23 August 2024
DC Case Officer:	Kayleigh Taylor		
DC Case Officer Extn:			
Application Number:	APP/24/00541		
Site Address:	158A Stakes Hill Road, Waterloo, PO7 7BS		
Proposed Development:	Prior Approval for development consisting of a change of use from Commercial, Business and Service (Use Class E) to mixed use (Use Class E and Use Class C3 (1no. 2 bed flat)).		

Observations / Comments:

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

I have perused the enclosed plans / documentation provided by the applicant and have no objection in principle to this application.

If the Committee were of a mind to approve this application I would ask that the following conditions and informatives be applied to any consent granted :-

Condition 1:

The development hereby permitted shall not be occupied unless and until details to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, 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 have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to occupation and maintained in accordance with the approved details.

Reason: To ensure the residential amenity of the property is not unacceptably impacted upon by any internal or external noise levels, including from commercial premises below having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

Regarding Hours of Work:

You are hereby requested 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: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration 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 site during conversion works. This is in order to protect the occupants of nearby residential properties from dust pollution.

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 residential properties from smoke pollution.

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.

A handwritten signature in dark ink, appearing to be 'M. Moss', written in a cursive style.

Mr. Mark Moss

Regulatory Officer, Environmental Health