

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/21/01000	Your Ref:	APP/20/00551
EH Case Officer Extn:	44 6666	Date:	15 April 2021
DC Case Officer:	Ms Lesley Wells		
DC Case Officer Extn:	4 223		
Application Number:	APP/20/00551		
Site Address:	1 Westland Drive, Waterlooville, PO7 5UG		
Proposed Development:	Construction of 1No. detached 3 bedroom dwelling with associated parking and access, landscaping and refuse cycle store.		
	I attach a copy of the above application that has been received under the Town and Country Planning Acts.		

Observations / Comments:

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

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

I have concerns for the possibility of low frequency noise from the existing substation, impacting on future residential receptors, especially due to the short distance between the existing substation and the proposed dwelling facade. I would therefore suggest that the applicant liaise with the electrical body responsible for substations in this area, to ascertain at what distance the dwelling should be sited from the existing substation to ensure no noise nuisance impact, or alternatively what mitigation measures can be implemented if necessary, to ensure no impact.

In addition if the Planning authority is minded to grant consent for this application, I would ask that the following condition and informatives be added to the decision notice:

Condition 1:

The applicant to confirm that the measures to be employed with regard to the building envelope, including fenestration and ventilation, for this residential unit, 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. Similarly for traditional external areas that are used for personal amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB LAeq with an upper guideline value of 55 dB LAeq in noisier environments.

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

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: 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 Bonfires:

You are hereby advised 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.

Regarding Dust Control:

You are hereby advised to ensure that appropriate measures are employed for the control of any dust that might emanate from the development site, during any excavation, clearance and construction works. .

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

Regarding external lighting: You are hereby advised to ensure that if any external floodlighting or other form of external lighting scheme is to be installed in connection with this development, that it shall not cause a light nuisance issue to any neighbouring property. If you should have any queries in this regard you are asked to contact the Environmental Health Pollution team, at Havant Borough Council.

This is in order to protect the occupants of nearby residential properties from light disturbance / nuisance.

Mr. Mark Moss

Regulatory Officer, Environmental Health