

Consultee Comments for Planning Application APP/20/01115

Application Summary

Application Number: APP/20/01115

Address: North Street House, 6 North Street, Emsworth, PO10 7DD

Proposal: Conversion of existing doctors surgery to offices. Demolition of single storey extension and erection of a three storey building comprising of a retail unit at ground floor and two residential dwellings on the first and second storeys. With associated parking and hard and soft landscaping.

Case Officer: Tina Pickup

Consultee Details

Name: Consultee Environmental Health (Environment Team)

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: EHEnvironment@havant.gov.uk

On Behalf Of: Environmental Health Manager, Community Group

Comments

Application No. APP/20/01115

Site Address: North Street House, 6 North Street, Emsworth, PO10 7DD

Proposed Development: Conversion of existing doctors surgery to offices. Demolition of single storey extension and erection of a three storey building comprising of a retail unit at ground floor and two residential dwellings on the first and second storeys. With associated parking and hard and soft landscaping.

Thank you for consulting the Pollution Team on this application. Please note that these comments relate to noise only.

The proposed residential properties are located within an area that is potentially exposed to significant levels of road traffic noise (as indicated by DEFRA noise mapping data). I note there is no acoustic report submitted with this application, and for this reason we recommend refusal.

The applicant should provide an acoustic report in accordance with the guidance contained within ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise for New Residential Development (May 2017). The existing daytime and night time noise levels need to be assessed (including night-time L_{Amax} noise levels). Due to a temporary reduction in road traffic noise, predictive methodology using existing road traffic data should be included in the report. A good acoustic design process must be followed which clearly demonstrates in an Acoustic Design Statement how the adverse impacts of noise will be mitigated and minimised and which clearly demonstrates that a significant adverse noise impact will be avoided in the finished development.

The applicant should consider the risk of overheating inside the residential development using the

Good Homes Alliance Overheating Risk Tool. Where overheating is identified as an issue and where opening of windows is required to mitigate this, then alternative means of ventilation may be required. However, following a good acoustic design process should allow the applicant to design-out the need for alternative means of ventilation. It is very unlikely that we would accept a development which relies on permanently windows to control noise. The applicant should follow the guidance contained within the Acoustics Ventilation and Overheating Residential Design Guide (January 2020) produced by the Association of Noise Consultants and Institute of Acoustics.

The report should identify whether any existing plant/process will affect the proposed residential development and provide details of what mitigation measures will be used to reduce the noise impact/s.

Regards

Helen Le-Vallee
Environmental Health Officer
Pollution Team
Havant Borough Council