

From: Fitzgerald, David

Sent: 02 December 2020 13:02

To: Eaves, David <David.Eaves@havant.gov.uk>

Subject: APP/20/00875 | Change of use of Office (Use Class B1) to 6 residential flats (Use Class C3) with parking and associated external changes to facilitate the change of use, including the two storey extension previously approved under Planning Permission

APP/20/00875 | Change of use of Office (Use Class B1) to 6 residential flats (Use Class C3) with parking and associated external changes to facilitate the change of use, including the two storey extension previously approved under Planning Permission .

I write after reviewing the acoustic report undertaken by Sound Advice, Job Number SA-6367, along with the associated site plans and site layout. The application is for a change of use to 6 to flats. The majority of the building is already built, and the acoustic report noise readings were undertaken in Feb 2020, therefore there is no reduced traffic flow because of the impact of Covid-19. The acoustic report has two aspects that need to be considered when considering suitability of the site for residential dwellings:

1) Noise

The acoustic report confirms there are high levels of noise on the facades of the building, facing the railway and the road (New Road B2149). The noise levels at the site are excessive and can only achieve a suitable internal noise environment, in compliance with BS 8233:2014, with the installation of specialist glazing on both facades and ventilation provided by fans.

Future occupiers of the flats will not be able to open their windows to provide suitable fresh air, flush out smells or odours, or have the ability for greater flow of air in summer unless they want an excessively loud noise environment. The current orientation of the development means each flat has windows on both the railway and road façades with no rest bite.

The household environment for future occupiers of the site is the least optimum, to control excessive noise levels. The Acoustic Consultant does make reference to Professional Practice Guidance on Planning & Noise (ProPG) as overseen by a Working Group consisting of representatives of the Association of Noise Consultants (ANC), Institute of Acoustics (IOA) and Chartered Institute of Environmental Health (CIEH), together with practitioners from a planning and local authority background.

This has highlighted that the location is high risk because of the noise levels in the vicinity, strongly recommends good acoustic design and states ***“it is recommended that the developer adopt, where practically possible, a good acoustic design which should include careful consideration of the positioning of the proposed properties together with thoughts being taken as to internal layouts to minimise noise sensitive rooms facing onto dominant noise sources within the local areas.”***

Good acoustic design has been substantially restricted, as the applicant is converting an existing building rather than starting with a blank canvas. For a residential

development, the optimum solution in terms of layout is to consider it from the initial design phase rather than trying to convert from an existing building.

The applicant has disregarded pre-planning advice along with the previous decision of the planning inspectorate, which stated *"In my conclusion the development of the appeal site in the manner proposed falls well short of providing what should be regarded as an acceptable living standard for its residents. Whilst it may be technically possible to mitigate the noise nuisance to an appropriate level within the building, that would come at a considerable cost in terms of design and the very poor internal environment which would result. Additionally, the rear amenity space would be so poor in terms of its ability to be enjoyed that it would be of very little if any benefit to the living conditions of the occupants."*

It is clear that the site is impacted by significant noise and the attempts at addressing the issue have resulted in unacceptable living conditions within and around the proposed residential building and have no value as amenity space.

Vibration

The assessment has determined the impact of the vibration from Position 1. No plan has been provided. My concern is that the plan relates to the acoustic locations, Position 1 is on the roadside of the building which is not the worst-case position if this is the same as the vibration monitoring location. The applicant needs to clarify the exact location of the vibration monitoring point

Until the location for the vibration monitoring is confirmed, I will delay my comments so that an informed point of view can be provided to the planning authority.

At this point I would recommend refusal of the planning permission because the applicant has not shown good acoustic design of the plot. There are also a number of recent planning appeals that support the position the environmental Health team have taken.



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