

Subject: Fernwood House - APP/19/00533 & APP/19/01073

Hi Tina

In respect of this application we recommend that planning permission is refused on noise grounds in order to prevent unacceptable adverse effects of noise on future occupiers of the proposed development. However, in the event there are overwhelming reasons to override this recommendation then we recommend that the glazing mitigation referred to in the acoustic report dated 19.2.20 is installed in addition to the MVHR system with summertime bypass.

The applicant should note, that should any future planning applications be made for residential property at this site then the Environmental Protection team will consider the application in accordance with the NPPF and planning noise guidance, including ProPG/overheating guidance. Therefore, there is the possibility that we would recommend refusal based on the impacts of the noise being unreasonable (avoid) or unacceptable (prevent). In light of this, the applicant is strongly advised to pay for pre-application guidance before submitting a full planning application.

Regards

Helen Le-Vallee
Environmental Health Officer