

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/01043	Your Ref:	APP/19/00279
EH Case Officer Extn:	44 6666	Date:	20 June 2019
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/19/00279		
Site Address:	50 Creek Road, Hayling Island, PO119RE		
Proposed Development:	Addition of first floor to create 2No. two bed flats.9		

I attach a copy of the above application that has been received under the Town and Country Planning Acts.

Any views you should wish to make should be returned to me no later than 27/06/2019.

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 can comment as follows:

I have no objection to the proposal as described, but if Planning are 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 applicant 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.

Reason: To protect the amenities of the future occupants of the proposed dwellings, and to ensure the residential amenity of the properties is not impacted upon by any internal or external noise sources, including any noise that may arise from the commercial premises on the ground floor.

Condition 2:

The applicant to ensure that all forms of external lighting, including those attached to dwellings, shall be installed in such a manner to ensure that the lighting does not impact in any way on neighbouring properties.

Reason:

To protect the occupants of nearby residential properties from any light disturbance / pollution.

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 development site.

This is in order to protect the occupants of nearby residential properties from dust 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 black ink, appearing to read 'M. Moss', with a large, stylized initial 'M' and a trailing flourish.

Mr. Mark Moss

Regulatory Officer, Environmental Health