

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/02244	Your Ref:	APP/18/02244
EH Case Officer Extn:	44 6666	Date:	13 November 2018

DC Case Officer: Rachel Ballam
DC Case Officer Extn: 6143
Application Number: APP/18/02244
Site Address: 15 High Street, Emsworth, PO107AF
Proposed Development: Conversion of 1st and 2nd floors of A2 use building to form 3No. self contained 2 bedroom apartments with ground floor unit with flexible use for A1 & A2 use. Erection of single storey rear extension and associated external works. (Approved 31.07.18). Request to discharge condition No/s 3, 4, 5 & 6 (8.10.18).
A request has been made to discharge the following condition(s) on the above application:
Condition 3:
No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:
(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.
Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
Condition 4:
No new or replacement extract or plant equipment shall be installed without the prior written approval of the Local Planning Authority. Any such extract or plant equipment shall be subsequently installed and maintained in accordance with the approved details.
Reason: In the interests of the amenity of the locality and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
Any views you wish to make should be returned to me no later than 21 days from the date of this email.

Observations / Comments:

This property remains unoccupied currently.

The repositioning of two of the air conditioning units is to allow for the creation of an access doorway to the existing yard area for the purpose of access to the flats by future residents. The air conditioning units will continue to be available for the ground floor commercial occupant, and as such should not be operating overnight. The resiting positioning of the lower two units will be to a point below an existing stairwell window and they will face toward a further stairwell window.

As such, and because there is no record of these units having previously caused any noise issues, I do not believe it likely that these units should cause any noise related problems to nearby residential receptors. However, I have also made the applicant aware that should these units prove problematic in terms of any noise nuisance in the future, we will expect the applicant to carry out any necessary mitigation measures to negate such nuisance.

There is also no extract (food related) equipment envisaged at this time in relation to the commercial ground floor premises. If this aspect should change in the future, we would expect an application to be submitted at that time to cover installation of such equipment.

In light of the above, I am satisfied that condition 4 can be discharged at this time.

Mr. Mark Moss
Regulatory Officer, Environmental Health