

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/00734	Your Ref:	APP/19/00362
EH Case Officer Extn:	44 6666	Date:	03 May 2019
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/19/00362		
Site Address:	Milton House, 18 Fourth Avenue, Havant, PO9 2QX		
Proposed Development:	Change of use of the site from C3 residential dwelling to a C2 Care Home; construction of 3No. one bedroom single storey pods for independent living skills within grounds of Standford Lodge.		

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the documentation provided by the applicant, and can comment, as follows:

It is not clear whether this application also relates to the C3 to C2 change of use for the ex. dwelling as this property is already being used as a care home. As there is no details relating to the ex. dwellings. then for the purpose of this application, I will deal solely with the 3 additional residential single occupancy 'pods'.

Whilst this office would have no objection in principle to this development, I would be asking for the following conditions to be imposed and the informatives below to be added to any decision notice, if consent were to be 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, for all residential units, 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. Similarly for traditional external areas that are used for personal amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB LAeq with an upper guideline value of 55 dB LAeq in noisier environments.

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially railway noise.

Condition 2:

No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby properties, on and off site, from light disturbance / pollution.

Furthermore based on the close proximity of neighbouring residential properties, that the following informatives also be included. These should in all likelihood be addressed under a Construction Management Plan if one is to be submitted.

Informative regarding Hours of Work:

You are hereby advised 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

Informative regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

Informative 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.

In addition to the above the following should also be addressed under the CMP:

- a. details of all proposed external lighting to be used during construction and the measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety; and
- b. details of measures to be employed to control the emission of noise during construction

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation. Jonathan Driver of this office will in all likelihood provide separate comment on other issues.

A handwritten signature in black ink, appearing to be 'M. Moss', written in a cursive style.

Mr. Mark Moss
Regulatory Officer
Environmental Health