

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/00327	Your Ref:	APP/19/00156
EH Case Officer Extn:	44 6666	Date:	12 March 2019
DC Case Officer:	Mrs Emma Chisnall		
DC Case Officer Extn:	6523		
Application Number:	APP/19/00156		
Site Address:	Eastleigh House, Bartons Road, Havant, PO9 5NA		
Proposed Development:	Internal alterations to allow conversion from offices (class B1(a)) to form 6 No one bed flats (C3 residential units). 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 12/03/2019.		

Observations / Comments:

I have read the documentation / plans provided by the applicant and have no objection to the change of use to full residential use. I would however ask that the following condition and informatives be added to any approval that may be granted.

Condition 1:

The applicant to ensure that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, and between levels, 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 ensure the residential amenity of the property is not impacted upon by any internal or external noise levels.

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 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.

Regarding Dust Control:

You are hereby requested to ensure that dust mitigation measures are put in place, to prevent any potential dust nuisance from occurring during the demolition, excavation, clearance and construction phases of the development.

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

Regarding light pollution:

You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the proposed building, is so positioned so as not to cause nuisance.

This is in order to protect the occupants of this building and other nearby residential dwellings from light pollution.

Please contact me should you require any clarification of any of the above items.

A handwritten signature in black ink, appearing to read 'MR MOSS', with a large, sweeping horizontal stroke underneath.

Mr. Mark Moss

Regulatory Officer, Environmental Health