



Havant
BOROUGH COUNCIL

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23 August 2018

Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application

Application Number: APP/17/00184

Site Address: Raebarn House, Hulbert Road, Waterlooville

Description: Proposed change of use of first floor retail area to form 8No. self contained 1 and 2 bedroom flats. (Approved 21.07.17. Request to Discharge Conditions 3 & 4 (28.09.17).

This decision relates to your request to discharge conditions which was valid from 27/09/2017.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/17/00184.

The conditions in respect of which information has been submitted are:

Condition 3:

No development hereby permitted shall commence until a detailed design & specification for appropriate fresh air ventilation systems has been submitted to, and approved in writing by the Local Planning Authority (the 'mitigation scheme') to protect unit no's 3,5,7 & 8 as identified on drawing number W16-030 101 Rev A from locally poor air quality.

The ventilation systems may be of active or passive design, but shall be of sufficient capacity to provide adequate ventilation to each residential unit (in accordance with the requirements of current building regulations) with all openings (windows, doors) closed.

The submitted scheme shall:

- a) Identify the position of the system air intake duct to each residential unit, to be located no closer than 15m to the carriageway of the B2150 (disregarding elevation),
- b) State the ventilation standards to be achieved (e.g. as m³/min or air changes per hour (% total volume/hr)), with reference to CIBSE & HVCA recommendations,
- c) Omit trickle vents, passive vents or extract fan outlets located within 15m of the carriageway of the B2150 (disregarding elevation), and;
- d) Have due consideration for achievable indoor noise levels, to meet BS8233 or WHO standards

All measures forming part of the approved mitigation scheme for the development shall be undertaken and fully adhered to, prior to occupation of the units.

Reason: To protect future residents from unacceptable exposure to traffic related air pollutants, and to prevent the breach of an national air quality objective at a relevant location. Having due regard to policies CS16 and DM18 of the Havant Borough Local Plan (Core Strategy) 2014, the approved development is in a position subject to both elevated ambient Nitrogen Dioxide & highly localised emissions sources, and the existing building design is likely to exacerbate locally poor air quality for residents of units on the First Floor at the Northeastern Façade in particular.

Details submitted:

Proposed Plan 601

Additional Information re: Venitlation: specs for IQAIR multigas gas phase media

Additional Information Discharge of Condition 3: Proposed first floor plan

Additional Information Discharge of Condition 3: IQAIR technical specification

Additional Information Discharge of Condition 3: Accoustic wall ventilator specification

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Simon Jenkins

Simon Jenkins

Head of Planning (East Hampshire and Havant)

Date: 23 August 2018