

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/00600	Your Ref:	APP/18/00296
EH Case Officer Extn:	44 6666	Date:	23 April 2018
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/18/00296		
Site Address:	185 Victoria Road, Emsworth, PO10 7LY		
Proposed Development:	Proposed Development: Conversion of existing single dwelling house into HMO with a room for landlord's office room, removal of chimney and installation of two skylight windows.		

Observations / Comments:

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

I have perused the enclosed plans / documentation provided by the applicant and this office has no objection in principle to this application i.e. Environmental Health Pollution team.

I note there have been prior issues related to the use of this property for the purpose of multiple occupancy, and would advise that the HMO aspect will be dealt with by the Environmental Health Housing team under the relevant legislation pertaining to this type of property. The applicant / owner will in all likelihood require a licence to operate a House of Multiple Occupation. The relevant legislation pertaining to HMO's may also require additional works to some aspects of the development, and I would strongly recommend that the applicant contact Havant Borough Council Environmental Health - Housing Section to discuss any potential requirements. I have made them aware of this current application.

If consent were to be granted on this application, I would ask that the following informatives be added to any positive Decision notice.

Informative regarding external lighting

It should be noted that the location, height, type, direction and intensity of any floodlighting or other form of external lighting that may be installed now or in the future, should not cause light pollution or disturbance.

This is to protect both the occupants of the HMO and any other nearby residential properties from light disturbance and / or pollution.

Informative regarding Refuse disposal

The owner or manager of this HMO must ensure that sufficient household waste storage and disposal facilities are provided on site.

This is in accordance with Regulation 9 of The Management of Houses in Multiple Occupation (England) Regulations 2006.

Informative 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

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.

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