

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/02271	Your Ref:	APP/17/01189
EH Case Officer Extn:	44 6671	Date:	21 November 2017
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/17/01189		
Site Address:	The Swan, Jessie Road, Havant, PO9 3TH		
Proposed Development:	Construction of 3no. 2 bed terraced dwellings with associated accesses, car parking and amenity space following reconfiguration of existing Swan Inn access, car park and beer garden. 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 04/12/2017.		

Observations / Comments:

Good morning David,

I have been asked to comment on this application. I have read the information provided by the developer but I do not think that this site is suitable for the proposed dwellings, particularly due to the closeness to the public house and beer garden.

In the Planning, design and access statement, in paragraph 6.13 the applicant states;
The proposed dwellings are located within an existing residential area with residential housing surrounding The Swan PH. There have been no known conflicts between the PH and the existing residential properties which suggests the PH operates in a considerate manner to its residential neighbours. Although the proposals include alterations to the position of parking and garden areas, the relationships between these and neighbouring properties remain very similar to existing arrangements and as such there are no concerns for the amenity of residents of the proposed or neighbouring dwellings.

I have looked at our records of complaints and find information to contradict this statement. Since at least 2000 (Apart from 2013 and 2014). We have received complaints relating to noise from amplified music, shouting screaming, foul language from guests, Anti-Social incidents etc. every year and all coming from residents/local Councillors residing further away from the proposed development.

Although individuals that may occupy those dwellings, will without a doubt realise that they are either purchasing or renting a property close to a Public and therefore to expect some noise, their right to complaint about noise (under the Environmental Protection Act 1990) coming from a dwelling or business (including the Public house) can not be withdrawn and therefore, allowing individuals and their family to move this close to a public house, will ensure complaints being received and this will be detrimental to their life and family life.

Although I understand the need to build new dwellings within the Borough, I do not think that this location is appropriate. I would like therefore for this application to be refused.

As per other applications, the noise can, to some extent be addressed through the application of conditions and thereafter mitigation measures imposed. However, in this particular case, no noise mitigation will or could prevent noises escaping from the public house itself or the beer garden when guests, particularly in the summer months, use the facility provided.

I hope this help, but please do not hesitate to contact me if you have any queries or would like to discuss the matter further.

Kind regards
Laurent

Mr. Laurent Lemagnen
Senior Environmental Health Officer