

1 Maylands Road, Bedhampton, Havant, PO9 3NP

Site and surroundings

Comprises a large detached dwelling in substantial grounds located on the corner of Maylands Road and Portsdown Hill Road. The area comprises mainly detached and semi-detached dwellings and is an established urban housing area. The site levels fall from the northern part of the site to the south-east by about two metres.



Figure 1. The frontage to Maylands Road.

Pre-application

A proposal was submitted earlier this year to redevelop the site with seven dwellings. A response was received on 24 February 2017 (LPA Ref: GEN/17/00106). Although the principle of redevelopment was accepted there was concern about the adverse impact on the character and appearance of the area and amenities of neighbouring property in The Dell.

An amended proposal for five detached dwellings was submitted in April this year. On 12 May 2017 a response was received (LPA Ref: GEN/17/00483. This noted the

improvements and reduction in density. There was still a concern about the impact of the proposed development on No.1A Maylands Road, and this has been addressed in the application proposals.

Proposals

To demolish the existing property and in its place construct five detached two-storey dwellings with associated car parking facilities. The application seeks outline planning permission only, including reserved matters covering layout, scale and means of access.

Planning policy

The following policy in the Adopted Core Strategy has some relevance to noise issues in respect of development:-

DM10 Pollution

Development that may cause pollution of water, air or soil or pollution through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, heat, electromagnetic radiation and other pollutants will only be permitted where all of the following relevant criteria can be met:

- 1. The health and safety of existing and future users of the site, or nearby occupiers and residents is not put at risk.*
- 2. National air quality standards or objectives would not be breached.*
- 3. The water environment would not be detrimentally affected.*
- 4. It would not lead to an unacceptable deterioration in the quality or potential yield of coastal, surface and ground water resources.*
- 5. External lighting is of the minimum level of illumination and duration required for security and operational purposes.*
- 6. External lighting would not interfere with safe navigation in either Chichester or Langstone Harbours and other coastal locations.*

.

Assessment

The proposed development would be close to relatively busy highways, Bedhampton Road and Portsdown Hill Road (B2177). Without satisfactory mitigation in respect of the detailed design of the proposed dwellings traffic noise could be a problem to future residents.

This is an outline application and therefore the detailed design of the dwellings has yet to be established. To ensure acceptable noise levels within the proposed dwellings a high level of acoustic glazing would be installed and if deemed necessary this could be augmented with mechanical ventilation. Along the Portsdown Hill Road frontage acoustic fencing could be installed to reduce road noise further.

Conclusion

Subject to safeguarding conditions in respect of acoustic glazing to habitable room windows, and possibly mechanical ventilation in some of the rooms, the proposed development should provide acceptable levels of noise within the dwellings.