

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/02092	Your Ref:	APP/17/01042
EH Case Officer Extn:	44 6666	Date:	06 November 2017
DC Case Officer:	Lewis Oliver		
DC Case Officer Extn:	44 6263		
Application Number:	APP/17/01042		
Site Address:	Main Building, Northney Marina, Hayling Island		
Proposed Development:	Prior notification for change of use from class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination. 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 09/11/2017.		

Observations / Comments:

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

I have perused the documentation provided by the applicant, including the noise assessment dated 15 September 2017, and would have no objection in principle to the development.

However it is noted that there are existing commercial / business units and boat related mobile contractors operating on this site to the south & south east of the main building, which can potentially have an impact on future residents amenities.

I would therefore ask that the following conditions be added to any approval that may be granted.

Condition 1:

The applicant to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for all residential units and as recommended in the acoustic assessment, 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. I would also want a post validation acoustic assessment to be carried out, prior to occupation, to ensure that all measures employed meet the abovementioned standards

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels, especially potential noise from any commercial / business activities taking place on site, and / or leisure activities..

Condition 2:

The applicant to ensure that any external lighting that is currently on, or may be installed on this site, within the boundaries or attached to any part of the proposed development, is so positioned so as not to cause nuisance to residents of the development

Reason:

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

Mr. Mark Moss

Senior Regulatory Officer, Environmental Health