

Consultee Comments for Planning Application APP/24/00841

Application Summary

Application Number: APP/24/00841

Address: 34 Pennant Hills, Havant, PO9 3JZ

Proposal: 1No. 3 bedroom house on land belonging to 34 Pennant Hills.

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Environmental Health (Environment Team)

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Environmental Health Manager, Community Group

Comments

Thank you for consulting the Environmental Protection Team on this application. Please note these comments relate to noise only.

The proposed dwelling would be located in an area which is exposed to local road traffic noise and distant road traffic noise from the A3 which is approximately 80m west of the dwelling. As such the dwelling would be exposed to medium levels of road traffic noise which could have an adverse impact on potential future occupiers, and we cannot be reasonably satisfied that internal noise levels could be achieved with windows open or that external amenity areas could be protected from unsuitable levels of noise without mitigation. As such, we recommend the follows conditions be attached should planning permission be permitted,

Prior to the development starting on site, details of a scheme for protecting the proposed dwelling from external road traffic noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that, upon completion of the development, good acoustic design will be used to achieve the following internal noise limits:

- Bedrooms shall achieve an internal noise level of 35 dB LAeq,16hours (0700 2300) and 30 dB LAeq,8hours (2300 0700), with individual noise events not exceeding 45 dB LAFmax more than 10 times between 2300 0700 hours.
- Living rooms shall achieve an internal noise level of 35 dB LAeq,16hours (0700 2300)
- Dining rooms shall achieve an internal noise level of 40 dB LAeq,16hours (0700 2300)

Prior to development starting on site, details of a scheme for protecting external amenity spaces e.g. gardens and patios from external road traffic noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure noise levels within external amenity spaces shall not exceed 55 dB LAeq,16 hours (0700 2300).

Informative:

It will be practical to achieve the above levels in most noise exposure situations. However, these levels may not always be capable of being achieved with windows open. In such cases the development should be designed so that noise levels are minimised as far as practical with windows open. In addition, the development may be at risk of overheating where windows cannot remain open for most of the time due to road traffic noise. The applicant should therefore consider alternative ventilation strategies include mechanical ventilation. The applicant should note the requirements under Part O of the Building Regulations which require that reasonable provision must be made in respect of a dwelling to limit unwanted solar gains in summer and to provide an adequate means to remove heat from the indoor environment. The applicant should pay particular note to section O1(2)(a) of the Regulation which refer to noise at night-time.

Regards

Helen Le-Vallee, MCIEH

Environmental Health Officer | T: 02392 446374

Environmental Protection Team, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX