

Consultee Comments for Planning Application APP/22/01229

Application Summary

Application Number: APP/22/01229

Address: Emsworth Dental Surgery, 30 High Street, Emsworth, PO10 7AW

Proposal: Change of use of first floor from residential (Use Class C3) to Dental Surgery (Use Class E(e)) in association with ground floor Dental Surgery with new internal staircase and internal alterations.

Case Officer: Graham Speller

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.

Whilst we do not object to the proposed use at first floor level we note there is an existing residential unit at second floor level. Therefore, if permission is granted we recommend the following conditions are attached in order mitigate any noise impacts,

Days and hours of use:

Recommend the above in order to limit any impact on the existing second floor residential development. The hours and days should be restricted to the current hours and days in existence for the dental practice at ground floor level.

Use Class restriction:

The Use Class should be restricted to E(e) in order to limit significant noise impacts from other potential Use Classes e.g., restaurant, light industrial.

Noise mitigation scheme to be submitted:

No development shall commence on site until a scheme for the protection of adjoining domestic premises has been submitted to and approved in writing by the Local Planning Authority. The noise mitigation scheme shall be implemented and maintained in accordance with the approved details and shall not be altered without the prior written approval of the Local Planning Authority. The scheme shall include an assessment of the potential impacts from any proposed external fixed plant e.g., air handling units, carried out in accordance with British Standard 4142:2014+A1:2019. It must also include an assessment of the potential impact of any internal

noise generated by the proposed use e.g., drilling etc., on the existing residential use, and how structure-borne and air-borne noise will be mitigated. Approved document E of the Building Regulations gives sound insulation values for domestic on domestic, however it states that a higher level of sound insulation will be required between commercial and domestic premises.

Regards

Helen Le-Vallee, MCIEH

Environmental Health Officer
Environmental Health (Pollution Team)
Havant Borough Council