

Consultee Comments for Planning Application APP/22/01071

Application Summary

Application Number: APP/22/01071

Address: 26-30 London Road, Cowplain, Waterloooville, PO8 8DL

Proposal: Partial Change of use from surgery (Class E) to 1No one bedroom residential unit (Class C3) on the second floor of Cowplain Medical Centre.

Case Officer: Tina Pickup

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 the above application. Please note these comments relate to noise only. We recommend the application is refused due to lack of sufficient information. Any future application should be supported by the following information,

Road traffic noise:

The applicant needs to provide a noise assessment carried out in accordance with ProPG in order to determine whether road traffic noise will be a problem, and whether mitigation will be required. This must include, where appropriate, a consideration of over-heating. The applicant should consider the requirements of Part O of the Building Regulations in respect of overheating as this may affect the ultimate layout and design of the proposal.

Noise from existing plant:

The noise assessment needs to consider whether there is any localised plant that may impact on the development, and should be assessed in accordance with BS4142.

Noise from existing use(s):

The noise assessment needs to consider whether the existing use(s) will impact on the development in terms of airbourne and impact borne noise. Part E of the Building Regulations states that a higher level of sound insulation is likely to be required between commercial and domestic premises. Also, consideration needs to be given to the days and hours of operation of the existing uses.

Existing Use Class E:

I note the existing space may be used for other purposes including a restaurant, gym, light industrial etc.(all falling within Use Class E) There is a concern that once the residential development is built that there may be a change of use to the rest of the premises, that does not require planning permission, and which could have a significant impact on the development. We would be unlikely to support an application where there was a possibility of this occurring.

Regards

Helen Le-Vallee, MCIEH

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