

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/01354	Your Ref:	APP/22/00396
EH Case Officer Extn:	44 6666	Date:	16 August 2022
DC Case Officer:	Selina Donophy		
DC Case Officer Extn:	6698		
Application Number:	APP/22/00396		
Site Address:	2 Four Keys House, 128 Elm Grove, Hayling Island, PO11 9EH		
Proposed Development:	Site Address: 2 Four Keys House, 128 Elm Grove, Hayling Island, PO11 9EH Proposed Development: Prior Approval for development consisting of a change of use of a building and any land within its curtilage from Class E (commercial, business and service) to Class C3 (dwellinghouses).		

Observations / Comments:

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

It is noted that 1 Four Keys House is existing residential, with existing residential above, as would be the case with No. 2, plus has existing retail shop adjoining at No. 3.

I can advise therefore that whilst this office has no objection in principle to the formation of a residential property at this site as per the proposed plans, I would ask that the following condition and informative, be incorporated to any favourable decision notice:

Condition 1:

The applicant to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, 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.

Reason: To protect the amenities of the future occupants of the proposed dwelling, and to ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially from the commercial premises at No. 3 to the left of this proposed unit, and any road traffic noise.

Informatives:**Regarding Hours of Work:**

You are hereby advised to ensure that no works or ancillary operations associated with any conversion / construction works at the site, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Mr. Mark Moss

Regulatory Officer, Environmental Health