

Consultee Comments for Planning Application APP/16/00742

Application Summary

Application Number: APP/16/00742

Address: 15 Middle Park Way, Havant, PO9 4AB

Proposal: Change of use from D1 (Doctor Surgery) to C3 residential dwellinghouse.

Case Officer: Bee Crawford

Consultee Details

Name: Consultee Environmental Health (Environment Team)

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

Email: EHEnvironment@havant.gov.uk

On Behalf Of: Environmental Health Manager, Community Group

Comments

I have reviewed the application documents, and note that no design & access, or planning statements have been submitted in support of this application. I also note that no construction works are proposed per-se, with the subject of the application comprising change of use class and internal alterations only.

The property appears to have been constructed at some time between 1952 & 1957 on greenfield land, probably for residential purpose. There are no potentially significant contamination sources underlying or adjacent to the site, and in this respect, I have no specific concerns. I would however like to highlight a couple of points;

1) given the construction date, asbestos containing materials are likely to have been liberally used within the fabric of the building, and may still be present. A comprehensive pre-commencement asbestos survey is advisable, if not already undertaken. This is a health & safety issue, and not a matter appropriate to seek to control via a planning condition.

2) the rear yard area is noted to be presently almost 100% hard-standing (cast concrete slabs). This is likely to be underlain by construction waste, which would represent a 'potentially harmful' material, and depending on the date laid, may contain significant proportion of asbestos.

In respect of point 2, care should be exercised if / when removing this hardstanding, and the applicant should be aware that the site could constitute contaminated land if this risk is realised (i.e. hardstand is removed, and a garden created, material is not sampled for asbestos, and is only cleared as sufficient for amenity purpose). There is no exposure pathway whilst the hard-standing remains undisturbed, so it is not necessarily reasonable to require a physical investigation if it is intended to leave it as such.

If landscaping of the land to the rear of the building forms part of this development, the applicant has general liability, and I would recommend that investigation of the underlying material be undertaken.