

Consultee Comments for Planning Application APP/16/00551

Application Summary

Application Number: APP/16/00551

Address: 34 Newbarn Road, Havant, PO9 3PX

Proposal: Change of use from Class C3 (dwellinghouse) to Sui Generis (house in multiple occupation for 7 occupants).

Case Officer: Tina Pickup

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

This application has been submitted with minimal detail; notably absent is a design & access statement detailing fire safety provisions, means of escape, accommodation & storage standards (particularly in respect of kitchen facilities), and how the proposals meet the minimum requirements of "The Management of Houses in Multiple Occupation (England) Regulations 2006". Laurent Lemagnen has been allocated this case for comment in respect of housing matters, and further specific comment may therefore be made under separate cover. It is possible that an informative will be requested regarding licence / registration requirements (etc.); however this is an area falling outside of my area of expertise. I am aware that we are approaching the decision date, and that Laurent has election duties this week which may delay a formal response. I would recommend that Laurent's views are sought prior to issuing a decision on this application, in order that any specific requirements can be accommodated.

With regards pollution / contamination risks - These proposals represent a change of use between residential use classes (equivalent risk sensitivity). The property was originally built on greenfield land (between 1932-1957, exact date unknown), and I have not identified any known, likely or suspected sources of significant contamination or pollution that might affect future occupants. The construction date would suggest that asbestos is likely to be present / have been present. This is regarded as H&S issue where materials remain within the building (i.e. currently in use), but would be regarded as a contamination issue where present within soils. Some conversion works have previously been undertaken (2000, 2004), so on-site asbestos containing made ground is not unlikely.

It is considered to be disproportionate to require a ground condition report or asbestos survey be formally submitted, but I'd like to formally flag the issue to make liability of the applicant clear. I would recommend the informative below be included with any consent granted.

It is the responsibility of the developer to ensure that upon completion, the development is safe & suitable for its intended future use. The build-date for this property suggests that Asbestos Containing Materials (ACM) are likely have been used in the original construction. These materials may have been disturbed during prior alterations and could be present at the property as buried demolition wastes within topsoil / made ground under hard-standing or within landscaped areas. It is recommended that a pre-conversion Asbestos survey be undertaken to identify any ACM within the property that might be disturbed during construction works, in order that these may be appropriately managed. Buried demolition waste may be identified during the installation of new below ground services, when accessing enclosed service ducts or voids or undertaking landscaping tasks. In the event that any deposits / inclusions comprising fibrous or any other obvious waste materials be encountered during works, construction should cease in that area of the site until an appropriate assessment of the nature and extent of possible ACM has been undertaken, and appropriate actions taken to mitigate any identified risk. Your Building Control provider should be notified of any discoveries of buried suspected ACM to ensure that you remain compliant with the provision of controlled Document C. Environmental Health should be notified of any ACM identified within soils, and provided with details of how the material has been dealt with