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Our Ref: APP/20/00314
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14 February 2022

Town and Country Planning (Development Management Procedure) (England) Order 2015 Discharge of Conditions Application - Split Decision

Application Number: APP/20/00314

Site Address: Fernwood House, 45-47 London Road, Cowplain, Waterlooville

Description: Second floor extension to form 2 x 2 bedroom and 6 x 1 bedroom flats with associated refuse and cycle stores, landscaping and parking. (Resubmission). (Approved 17.12.2020).

This decision relates to your request to discharge condition 5 which was valid from 09/06/2021.

Havant Borough Council as Local Planning Authority hereby PART APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/20/00314.

The following condition is part discharged:

Condition 5:

No development shall commence on the site until precise details of the noise protection measures to be installed in each flat has been submitted to and approved in writing by the Local Planning Authority. The scheme must show compliance with BS8223:2014.

Once the approved scheme has been installed on site, and prior to first occupation, post validation testing must be carried out by a qualified noise consultant and results submitted to the Local Planning Authority for verification. Should the measures not achieve adequate noise protection levels, then further remedial works must be agreed in writing and subsequently adjusted on site to the satisfaction of the Local Planning Authority.

No occupation shall occur until all agreed noise protection measures and validation testing has been agreed in writing by the Local Planning Authority, installed and maintained thereafter on site.

Reason: To adequately protect future occupiers from noise nuisance having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM18 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

Details submitted for noise protection measures to be installed:

Window and external wall construction details

Glass Light/Energy Rating - Pilkington Optiphon

Reaction to Fire Performance - Flammability of Extruded Freefoam PVC Product

Fortex Cladding - Classification Report No: 335536

Simon Acoustic Ventilators Specification

Typical Section Drawing Number 01 dated 27/04/21

Predicted Internal Noise Levels on Councils website dated 01/02/22

Statement re provision of MVHR units (with summer bypass) dated 11/2/22

NOTE - The second element of this condition cannot be discharged at this time and requires noise validation testing to be carried out post construction but prior to first occupation, to demonstrate satisfactory noise levels have been achieved in the flats.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Simon Jenkins

Simon Jenkins

Director of Regeneration and Place

Date: 14 February 2022