

**HAVANT BOROUGH COUNCIL**

**Town & Country Planning Act 1990**

**Consultation on Planning Application**

***MEMORANDUM***

|                              |                                                                                        |                  |                            |
|------------------------------|----------------------------------------------------------------------------------------|------------------|----------------------------|
| <b>From:</b>                 | <b>Environmental Health</b>                                                            | <b>To:</b>       | <b>Development Control</b> |
| <b>Our Ref:</b>              | CONS/15/01523                                                                          | <b>Your Ref:</b> | APP/15/01058               |
| <b>EH Case Officer Extn:</b> | 44 6666                                                                                | <b>Date:</b>     | 26 October 2015            |
| <b>DC Case Officer:</b>      | Heather Lealan                                                                         |                  |                            |
| <b>DC Case Officer Extn:</b> | 44 6523                                                                                |                  |                            |
| <b>Application Number:</b>   | APP/15/01058                                                                           |                  |                            |
| <b>Site Address:</b>         | 12 Creek Road, Hayling Island, PO119RD                                                 |                  |                            |
| <b>Proposed Development:</b> | Conversion of existing first and second floors from a nightclub into 10 letting rooms. |                  |                            |

**I attach a copy of the above application that has been received under the Town and Country Planning Acts.**

**Any views you should wish to make should be returned to me no later than 22 October 2015.**

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**Observations / Comments:**

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

I have read the enclosed documentation provided by the applicant and can comment as follows:

I have no objection to the concept of the proposal as described, but if Planning are of a mind to approve this application, I would ask that the following condition and informatives be applied to any consent granted:

**Condition 1:**

The applicant to confirm that any acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, will ensure the habitable rooms 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 ensure the residential amenity of the property is not impacted upon by any internal or external noise levels, which includes airborne, impact or structure borne noise between floors.

**Informatives:****Regarding Houses of Multiple Occupation:**

The development as proposed will require to be licenced as a House of Multiple Occupation by Havant Borough Council, and will need to conform with all requirements as stipulated by the conditions of licence, prior to any occupation by tenants.

This is to ensure that all conditions that may be required are completed prior to any occupation.

**Regarding Hours of Work:**

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, 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

**Regarding Dust Control:**

You are hereby requested to ensure that dust mitigation measures are put in place, to prevent any potential dust nuisance from occurring during the demolition, excavation, clearance and construction phases of the development.

This is in order to protect the occupants of nearby residential properties from dust pollution.

**Regarding light pollution:**

You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the proposed building, is so positioned so as not to cause nuisance.

This is in order to protect the occupants of nearby residential dwellings from light pollution.

Please contact me should you require any clarification of any of the above items.

A handwritten signature in black ink, appearing to be 'M. Moss', written in a cursive style.

**Mr. Mark Moss**

Regulatory Officer, Environmental Health

A handwritten signature in dark ink, appearing to be 'M. Moss', with a large, sweeping initial 'M' and a trailing flourish.

**Mr. Mark Moss**

Regulatory Officer, Environmental Health