

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/00279	Your Ref:	APP/16/00168
EH Case Officer Extn:	44 6666	Date:	03 March 2016
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/16/00168		
Site Address:	47-49 Beach Road, Hayling Island, PO110JB		
Proposed Development:	Proposed replacement entrance porch, single storey rear extension, raised decking/ramps, alterations to fenestration and associated alterations. 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 09 March 2016.		

Observations / Comments:

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

I would ask that Planning consideration be given to the neighbouring private residence to the south of this property. It would appear that decking to be provided to the external entranceways of four proposed bedrooms on that elevation will face directly onto the neighbouring property. Furthermore the existing decking off the lounge to the rear of the property currently has a screen fence along the southern edge of the deck; on the proposed new deck this screen is no longer depicted, with only a low height balustrading shown. Again this could create privacy issues in the future, with the potential for complaints being directed at and to the Council.

I have perused the enclosed plans / documentation provided by the applicant. I have no objection in principle to this application but would ask that if consent is to be granted on this application, that the following conditions and informatives be added to any positive Decision notice.

Condition 1: No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby residential properties from light disturbance / pollution.

Condition 2:

Kitchen extraction / ventilation:

I also note that the kitchen facility is proposed to be resited within the premises. Currently there is no indication as to what existing extraction facility is in place or what future system is envisaged.

If this application were to be approved, I would ask that this office be appraised as to what system, with relevant detail, is to be used for this purpose, once the applicant is able to submit this information.

Reason: To ensure no potential noise or odour nuisance to occupants of nearby residential properties.

Informative 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

Informative regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

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

Informative regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.

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

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.

A handwritten signature in dark ink, appearing to read 'MR. MOSS', with a large, sweeping horizontal stroke underneath.

Mr. Mark Moss

Regulatory Officer, Environmental Health