

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00736	Your Ref:	APP/15/00518
EH Case Officer Extn:	44 6677	Date:	08 June 2015
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/15/00518		
Site Address:	71 Greywell Road, Havant, PO9 5AH		
Proposed Development:	Prior notification for change of use from a retail use (class A1/A2) or a mixed retail and residential use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination.		

Observations / Comments:

I have reviewed the above referenced application & documentation.

Contamination

The site comprised open space (Billy Lawn) from <1867 to >1956. Greywell was constructed sometime before 1971 on previously undeveloped land. No potentially contaminating landuses are known to have been associated with the plot, or within 150m of property at Greywell, and it is consequently considered unlikely that any risks exist at the site that could be materially relevant to sensitive receptors located at first & second floor level(s).

Given the construction date, it is not unlikely that asbestos will be contained within the fabric of the existing building that may be disturbed during conversion works. This is considered to fall outside the scope of 'contamination' (meaning substances in association with soils/ground); instead falling within the general responsibilities of the site owners under the Control of Asbestos Regulations (2012, and previous), and for others (e.g. contractors) under Health & Safety at Work (etc.) Act 1974.

No adverse comment on contamination grounds.

Other - Form / Amount

I note that the submitted schedule of accommodation provides floor areas "attributed" to addresses. This is not necessarily the same as being "located within the boundaries of-" (addresses).

I have fitted overlaid the proposed floorplans over the site addresses, and it would appear that the area falling within the apparent logical boundary / curtilage of 71 Greywell is approximately

67.25 sq.m (comprising 31% approx. of flat 14 floor area, 66% flat 15 floor area), not the 149.5 sq.m allocated within the accomodation schedule.

This degree of proposed accommodation falls well within the 150 sq. m max conversion area, however it is noted that ca. 80 sq. m of accomodation is accounted for within this address that is physically located within other addresses. There may therefore be an knock-on implication for the validity of related applications.

As with those associated applications, I note that the associated works to fenestration require consent and that an application has been submitted under separate cover. It is understood that this was determined to be minor works & not put out to consultation.

In the context of a permitted development conversion from "non-noise sensitive" to "noise-sensitive" landuse, I would argue that the specification of fenestration is a non-trivial issue, and that Environmental Heath would likely wish to review applications made under these circumstances.

If it were possible, I would have requested that a consultation be sent through for APP/15/00392 (65 & 69-77 Greywell, Glazing) so that there is opportunity to consider mitigation of external noise for future residents, as we would for a normal application. Following our earlier email exchange however, it is understood that the glazing has now been granted consent.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Jonathan Driver', with a horizontal line underneath.

Mr. Jonathan Driver
Environmental Control Officer