
Site Address:	Unit B, 4B Highfield Parade, Waterloooville, PO7 7QH		
Proposal:	Retention of 4No. refrigeration unit compressors on rear elevation.		
Application No:	APP/13/01240	Expiry Date:	13/03/2014
Applicant:	Mr R Mangalajeyanathan	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The site is located within a development called Highfield Parade situated on Highfield Avenue. It is a development which comprises commercial units, mainly shops on the ground floor with flats above. The units are arranged in a 'V' shape so that No's 1-4 face onto Burnside.

There is a parking and servicing area at the rear and the rear elevations of the building faces onto this area. Four refrigeration units have been erected on the back wall of the shop above the door which provides access into the back of the shop until and also to the first floor flat.

2 Planning History

None relevant to this application.

3 Proposal

Retention of 4no. refrigeration unit compressors on the rear elevation. The units are located above the ground floor door and first floor windows on the rear elevation. They measure 350mm x 1000mm at a height of 660mm.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)
DM10 (Pollution)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager:

Initial response:

The application is lacking the acoustical noise survey. In relation to this type of

application and equipment to be installed, we would need to have a survey following the BS4142 methodology.

Case officer note: The question was posed to the EH officer if the acoustic information could be secured by condition. The following response was submitted:

Second response from Env Health:

The information could be secured through condition but this would need to be done using the BS 4142 format s we can see the impact the equipment has when on compared to when off.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 28

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact on neighbouring residential properties

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable subject to other development control considerations.

(ii) Impact on neighbouring residential properties

7.3 The units are located below the windows of residential properties and in particular, over the front entrance door to access the residential flat above unit 4B. The main issue with the units are the potential noise that they may emit and whether or not these would result in unacceptable disturbance to the occupier of the residential flat. The Environmental Health Officer has been consulted and has advised that acoustical information is required to provide evidence that the units would not result in an unacceptable level of noise. They have advised that this information could be provided via a planning condition. It would be for the planning office to ensure that any recommendations made in the acoustic report are adhered to within 1 month of the condition being discharged.

8 **Conclusion**

With the appropriate condition in place, the application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/13/01240 subject to the following conditions

- 1 An acoustic noise survey report relating to the 4No. refrigeration units which follows the BS4142 methodology must be submitted to and approved in writing by the Local Planning Authority within 2 months of the date of the planning permission. Any further recommendations / mitigation measures which are made in the report shall be implemented within 1 month of the date of the Local Authority's written approval of the report.
Reason: in the interests of the amenities of immediate locality and having due regards to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan - P1
Photo of refrigeration units - P2
Installation and technical details - P3
Proposed GF plan - P4

Reason: - To ensure provision of a satisfactory development.