

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/01659	Your Ref:	APP/16/01122
EH Case Officer Extn:	44 6666	Date:	12 January 2017
DC Case Officer:	Rachael McMurray		
DC Case Officer Extn:	44 6546		
Application Number:	APP/16/01122		
Site Address:	208 London Road, Waterlooville, PO7 7AN		
Proposed Development:	Demolition of existing dwelling and erection of 4No. two bed dwellings and 1No. three bed dwelling.		

Observations / Comments:

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

I have perused the documentation provided by the applicant and have no objection in principle to the development.

I have also taken note of the e-mail from the agent, received yesterday, advising that the neighbouring property at 206 single storey section is used for storage purposes and not human habitation. I will take it as read that the acoustic consultant has taken cognizance of the proposed wall on the south boundary of plot 5, and has included it into the calculations related to potential noise nuisance to the habitable rooms at 206.

I would also ask that the following conditions and informatives be added to any approval that may be granted.

Condition 1:

The applicant to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, will 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 external noise levels, especially traffic noise.

Condition 2:

A further condition requiring an acoustic assessment may need to be called for in the event that the developers decide to also utilize external plant for any dwelling units e.g air-conditioning

units, air source heat pumps and the like, all of which have the potential to impact negatively on neighbouring residents, including the new dwelling units

Furthermore based on the close proximity of neighbouring residential properties, that the following informatives also be included.

Informative regarding Hours of Work:

You are hereby advised 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:

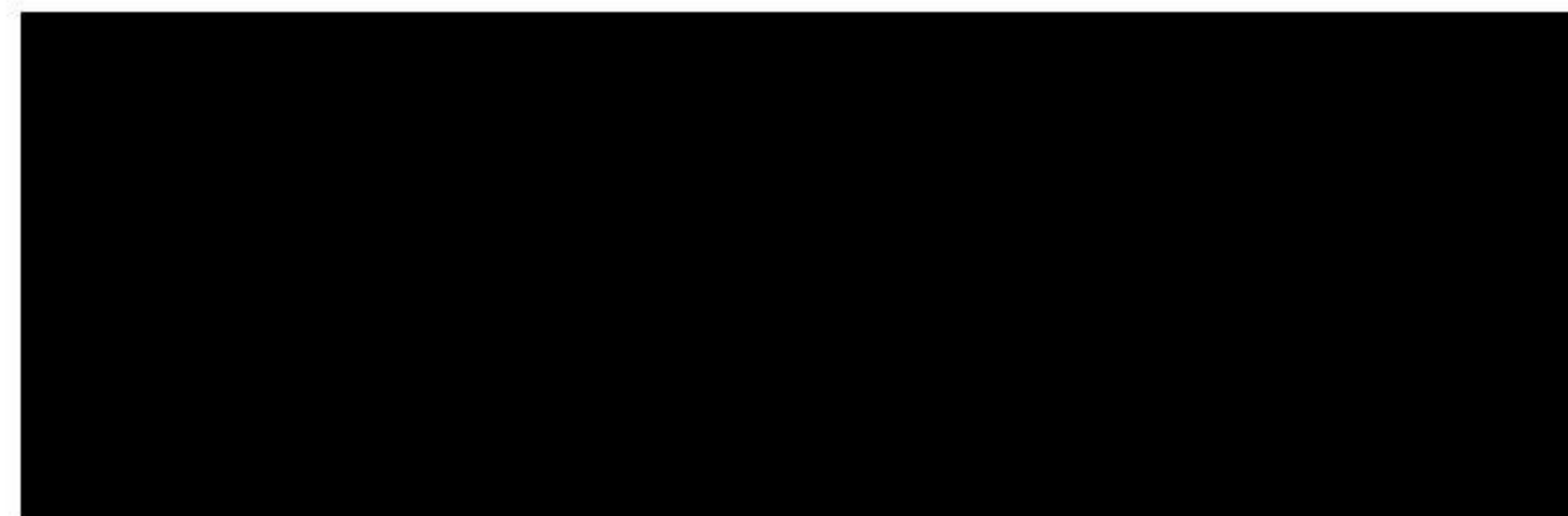
You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.

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

Informative 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 building, is so positioned so as not to cause nuisance to neighbouring properties.

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



Mr. Mark Moss
Regulatory Officer
Environmental Health