

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/00716	Your Ref:	APP/19/00324
EH Case Officer Extn:	44 6666	Date:	05 June 2019
DC Case Officer:	Steve Weaver		
DC Case Officer Extn:	44 6512		
Application Number:	APP/19/00324		
Site Address:	5-7 Station Road, Hayling Island		
Proposed Development:	Proposed Development: Demolition of existing dwelling and business units and construction of a 2/3 storey building to provide 19 flats and 2 commercial units with vehicle and bicycle parking and a bin store.		

Observations / Comments:

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

After having been involved in the carrying out of a site inspection of the proposed development site, it was noted that there is another existing business sited off of the proposed site but with the address of 5G Station Road, namely Heron's Auto's. This business unit is situated to the south of and behind 3 Station Road and adjacent 67 Beach Road, and currently has right of access through the proposed site; it would appear that the future access is proposed as a road running alongside the boundary with 3 Station Road, past the proposed undercroft parking and taking a ninety degree turn to the entrance to 5G.

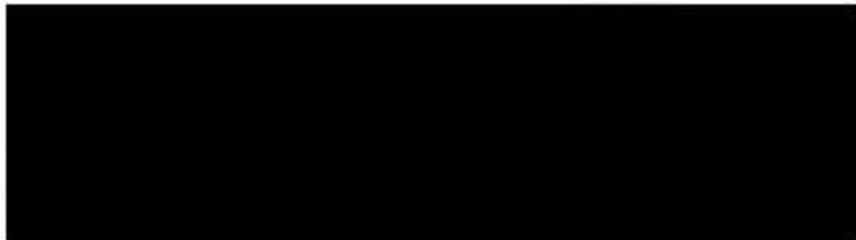
With regard to the above, I would object to this development in its current format, and will comment as follows:

For the proposed ground floor 2 bedroom apartment with windows facing onto the undercroft parking bays, noise will be an issue. Plus with the openable windows and with or without trickle vents, there is the probability of impact from vehicle fumes.

The proposed access road as mentioned above, will also be carrying vehicular traffic to and from Heron's Auto's on most days, passing in close proximity to the bedroom windows of the proposed apartments situated on the south east corner of the development. Furthermore, I have concerns that noise, and potentially fumes, from a business whose core operations are mechanical repairs and MOT's to cars / vans, motorcycles & other vehicles, will impact adversely on residential receptors especially those closest to the source.

Whilst this office would normally have no objection in principle to a residential development of this nature on such a site, the presence of this business within such close proximity to residential receptors, will require that the abovementioned concerns be fully addressed, to ensure no adverse impact on any future residents.

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation. Jonathan Driver of this office will in all likelihood provide separate comment on other issues.



Mr. Mark Moss
Regulatory Officer
Environmental Health