

Planning Application Reference: PR202602-108048

Description: Application for change of use of the ground floor of existing dwellinghouse (Class C3) to provide: 1 SUP (Stand up Paddleboard) sales & hire shop & 1 Dutch Pancake food outlet.

Location: 10 Sea Front, Hayling Island, PO11 9HL

Environmental Health (pollution) has no objection in principle to the above application, however there are concerns of potential noise transfer from the proposed ground floor commercial use to the first-floor residential dwellings.

Furthermore, the granting of use class E at ground floor introduces potential for future occupiers with capacity to generate significantly increased noise impacts, such as a gym or dance studio, etc.

The cover letter refers to 'normal extraction'. Should any external plant be installed, permission must be attained from the local planning authority.

With consideration to the above, conditions are recommended requiring enhanced sound insulation between the ground and first floors and to restrict specific categories of use class E.

Due to the age of the building, an asbestos survey should be carried out prior to any works and any identified asbestos containing materials removed by a suitably licensed contractor.

The following conditions are recommended.

Sound Insulation

The sound insulation of the floor/ceiling between the ground and first floor shall achieve a minimum airborne sound insulation value of 53 dB (DnT,w + Ctr). Before the residential unit is occupied, a test shall be undertaken by a suitably qualified acoustic consultant and submitted to the Local Planning Authority to demonstrate compliance with this level.

Reason: to protect the amenity of adjacent residents

Restricted use class E

The approved ground floor units may only be used for the following categories within use class E:

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,
 - **E(g)(ii)** Research and development of products or processes

Opening hours

The hours of operation for the approved ground floor commercial units shall be restricted to 08:00 to 20:00 Monday to Sunday. Outside of these hours the premises shall be vacated and closed to the public.

Reason: In the interests of the amenities of occupiers of adjoining properties

External Plant

No external plant or equipment (including but not limited to air handling units, compressors, refrigeration units and extraction systems) shall be installed on the building or within the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of nearby properties.

The following categories are not permitted:

- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)(iii)** Industrial processes

Reason: to protect the amenity of adjacent residents

The following informative notes are recommended.

Asbestos

Prior to any demolition, redevelopment or refurbishment works taking place an appropriate Asbestos Survey should be undertaken by an asbestos licensed/authorised company/person and any recommendations implemented. For pre-demolition assessment the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with; asbestos removal activities fall under the remit of the HSE.

Refurbishment works

1. Permitted hours for building work.

Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

2. Notification to neighbours of demolition/ building works.

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

Kind regards

Craig Milligan

Environmental Health Officer