

Planning Application Reference: APP/25/00970

Description: First Floor extension to existing commercial unit to provide a two bedroom self-contained flat. Associated works including the erection of rear external stairs for access..

Location: 55 Station Road, Hayling Island, PO11 0EB

Environmental Health (pollution) has no objection in principle to the proposed development. Please see the following comments relating to the submitted noise information.

The Vine Acoustics Noise Impact Assessment (dated 16th February 2026) has been reviewed.

There are several weaknesses in the assessment methodology including that no adjustment has been applied for measurements taken at the facade. This is taken to influence all baseline measurements by -3dB and external noise sources by +3dB.

Commercial noise assessment (BS 4142)

The BS 4142 element of the report does not sufficiently adhere to the prescribed methodology or the reporting requirements of BS 4142:2014+A1:2019. As a result, confidence in the measurement data, representative sound levels and noise impact determined by the assessment is low.

However, the environmental noise levels measured during the 24-hour monitoring (despite the lack of correction for facade measurements), when considered alongside the substantial acoustic feature corrections applied to the Thai restaurant and dry cleaners plant, indicate that the target internal noise criteria within WHO and ProPG guidance are likely to be achievable with appropriate façade and ventilation mitigation measures.

ANC AVO (ventilation) considerations

Whilst the LAeq,8hr night-time thresholds referred to in ANC AVO are generally met between 23:00 - 07:00, the noise data indicate a marked rise in levels between approximately 05:00 - 07:00. If open windows were relied upon to control thermal comfort during this period, internal noise levels may exceed the recommended limits in BS 8233/WHO, introducing potential for sleep disturbance.

Based on the noise data presented, it is therefore recommended that bedrooms are provided with an alternative means of purge ventilation, in accordance with ANC AVO. This may include mechanical ventilative cooling where necessary to allow purge ventilation without relying on open windows during early morning periods.

Recommended condition

Noise Mitigation Scheme

Prior to any work commencing on site, a scheme for protecting the proposed dwelling from external noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that, upon completion of the development, the following internal noise criteria (as recommended in BS 8233:2014 and WHO Night Noise Guidelines) are achieved:

- i. All bedrooms shall achieve 30 dB LAeq,8hr (23:00 - 07:00)
- ii. All living rooms and bedrooms shall achieve 35 dB LAeq,16hr (07:00 - 23:00)
- iii. LAmax,F levels within bedrooms shall not exceed 45 dB more than 10 times per night (23:00 - 07:00)
- iv. Dining rooms shall achieve 40 dB LAeq,1hr (07:00 - 23:00), this requirement being applied specifically to ensure adequate mitigation of commercial noise sources affecting the rear façade of the development.

Where meeting the above criteria requires windows to remain closed, the scheme shall incorporate an alternative means of background ventilation, and where necessary a suitable purge-ventilation solution.

A noise validation report demonstrating compliance with all internal noise criteria shall be submitted to and approved by the Local Planning Authority prior to occupation. Validation testing shall be conducted with windows closed and any approved mechanical or alternative ventilation operating as intended. Where the approved ventilation strategy relies on natural ventilation through open windows, testing shall be conducted with windows open.

Validation testing within the dining room shall include representative 1-hour LAeq measurements undertaken during periods when commercial noise sources serving adjacent premises are operating. Testing shall include at least one 1-hour period within daytime operational hours and one 1-hour period within evening operational hours (typically 08:00–16:00 and 17:00–22:00) and shall demonstrate compliance with the 40 dB LAeq,1hr internal criterion under commercial operating conditions.

All noise protection measures shall thereafter be retained and maintained for the lifetime of the development.

Reason: To protect the amenity of future residents.

Kind regards,

Craig Milligan

Environmental Health Officer

