

**Planning Application Reference: APP/25/01015**

**Description: Part retention of ground floor commercial unit (Class E); conversion of remainder of ground floor and first floor to form 8 x 1 bed flats (Class C3); construction of 2nd floor with recessed 3rd floor mansard roof to form 12 bed Shared Living Property (HMO - Sui Generis); with associated parking, refuse and landscaping.**

**Location: 212-218 London Road, Waterlooville, PO7 7AJ**

Environmental Protection has no objection in principle to the above application, however the following matters must be considered.

**Noise**

The Vine Acoustics Noise Impact Assessment dated 13 March 2026 has been reviewed. Whilst the submitted evidence does not conclusively establish rear-façade L<sub>max</sub> levels, the use of a 75 dB design value is accepted for the purposes of specifying mitigation, subject to a requirement for post-completion validation to confirm that the internal noise criteria are achieved.

On balance, the information submitted is considered sufficient to indicate that acceptable internal amenity can be achieved, subject to the implementation of appropriate mitigation and successful validation of its performance.

No information has been provided regarding the sound insulation performance of the existing partition elements between the retained ground-floor commercial use and the adjoining first-floor residential accommodation. Given the potential for noise transmission from commercial activities to noise-sensitive rooms above, the separating construction should achieve a performance level of at least +5 dB above the minimum requirements of Approved Document E. Details demonstrating how this standard will be met shall be submitted for approval

The following conditions are recommended:

**Noise levels**

Prior to any work commencing on site, a detailed scheme for protecting the proposed dwellings from external noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate, through design calculations and/or manufacturers' data, how the development will achieve the following internal and external noise criteria (as recommended in BS8233:2014):

- i. all bedrooms shall achieve an 8-hour L<sub>Aeq</sub> (23:00 to 07:00) of 30dB(A)
- ii. all living rooms and bedrooms shall achieve a 16-hour L<sub>Aeq</sub> (07:00 to 23:00) of 35dB(A)
- iii. L<sub>Amax,F</sub> noise levels shall not exceed 45 dBA more than 10 times between 23.00 – 07.00 hours inside bedrooms
- iv. all private amenity spaces shall achieve a 16-hour L<sub>Aeq</sub> (07:00 to 23:00) of 55dB(A)

A noise validation report demonstrating compliance with these noise criteria shall be submitted to and approved by the Local Planning Authority before any dwelling unit is

occupied. This assessment shall be conducted with the ventilation strategy operating (e.g., trickle vents in the open position and/or with mechanical ventilation systems running). The approved noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

**Reason:** To protect the amenity of future residents

### **Sound Insulation**

Prior to the commencement of development, full details of the sound insulation performance of the existing and/or proposed separating floor/ceiling construction between the retained ground-floor commercial use and the first-floor residential accommodation shall be submitted to and approved in writing by the Local Planning Authority.

The submitted details shall demonstrate, through design calculations and/or manufacturers' acoustic test data, that the separating floor/ceiling will achieve a minimum airborne sound insulation performance of  $\geq 53 \text{ dB } D_{nT,w} + C_{tr}$ , being at least +5 dB above the minimum standard set out in Approved Document E for separating floors.

The approved sound insulation measures shall be fully installed prior to occupation of the residential units and shall thereafter be retained and maintained for the lifetime of the development.

**Reason:** To ensure adequate protection of residential amenity from noise associated with the commercial use below.

### **Construction Hours**

Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

**Reason:** to protect the amenity of occupiers of nearby premises

### **Construction Environmental Management Plan**

Prior to construction (including demolition) commencing on the site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Measures to control light spill and glare from any floodlighting and security lighting installed.

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. The development shall only be carried out in accordance with the CEMP so approved

**Reason:** to protect the amenity of occupiers of nearby premises

Kind regards,

**Craig Milligan**

**Environmental Health Officer**

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