

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

The Vine Acoustics Noise Mitigation Strategy NMS0085 (dated 4th March 2026) has been reviewed.

I am satisfied that the report commits to building envelope specifications and implementing specific means of ventilation and specifies glazing to be installed at the development.

The following conditions are recommended

Noise validation testing

Prior to first occupation of each dwelling, a noise validation report demonstrating compliance of the dwelling with the following noise criteria shall be submitted to, and approved in writing by, the Local Planning Authority:

- i. Bedrooms (23:00–07:00): $L_{Aeq,8hr} \leq 30$ dB
- ii. Bedrooms (23:00–07:00): $L_{AFmax} \leq 45$ dB, not exceeded more than 10 times per night
- iii. Living rooms and bedrooms (07:00–23:00): $L_{Aeq,16hr} \leq 35$ dB

Internal noise levels shall be assessed with the approved ventilation strategy operating (e.g., trickle vents in the open position, or mechanical ventilation systems running).

Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Validation testing within the dining room shall include representative 1-hour L_{Aeq} 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 $L_{Aeq,1hr}$ 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.

Reason: To protect the amenity of future occupiers

Sound insulation testing

No part of the approved first-floor dwelling shall be occupied until an internal sound insulation test report has been submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate, through on-site pre-completion acoustic testing, that the separating floor/ceiling construction between the ground-floor commercial unit and the first-floor dwelling achieves a minimum airborne sound insulation performance of 53 dB DnT,w + Ctr.

The approved dwelling shall not be occupied until the Local Planning Authority has confirmed in writing that the details submitted demonstrate compliance with the above standard. The sound insulation measures shall thereafter be permanently retained.

Reason: To protect the amenity of future occupiers

Construction hours

Construction works (including refurbishment works) and associated activities at the development, audible beyond the boundary of the site shall 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.

Reason: to protect the amenity of occupiers of nearby premises

Kind regards,

Craig Milligan

Environmental Health Officer

Environmental Health , Havant Borough Council, Public Service Plaza,
Civic Centre Road, Havant, PO9 2AX



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