

Planning Application Reference: APP/26/00100

Description: Change of use from Class E (bank) to 13No.bedroom HMO with 2No.Class E units at ground floor and associated landscaping and bin and bike stores. First floor rear extension and construction of an additional second storey with proposed external alterations to materials and fenestration (Granted 29/12/2025). Request to Discharge Conditions 4, 5, 6, 7, 8 received 13/02/2026 (See APP/26/00100)

Location: 81 London Road, Waterloooville, PO7 7ER

Conditions 4 (Noise Impact Assessment and Acoustic Design) & 5 (Glazing, ventilation and cooling strategy specification) -

The Vine Acoustics document entitled 'Noise Mitigation Strategy NMS81ALRT – 81A London Road, Waterloooville' (dated 26th February 2026) does not meet the requirements of the conditions.

The noise mitigation scheme relies upon open windows for purge ventilation - which is presumed to be used for control of overheating as trickle vents are not suitable for purge ventilation.

Reliance on ANC AVO thresholds (Section 7.6 of the Vine Acoustics NIA dated 22/9/25) does not override BS 8233 or the planning condition.

The conditions explicitly require that BS8233:2014 criteria are met '*while maintaining compliance with Approved Document F (Ventilation) and Approved Document O (Overheating) of the Building Regulations*'.

Purge ventilation is a Building Regulations requirement, not optional behaviour, and must be deliverable without contravening noise limits.

Section 7.7 of the Vine Acoustics noise report shows that BS8233:2014 internal noise levels shall be exceeded at night when windows are partially opened.

A mechanical ventilation / cooling strategy is required where opening windows causes exceedance of BS 8233 internal noise criteria.

Condition 6 - Construction Management Statement

I am satisfied that the document now includes the type of plant to be used and that demolition shall be carried out in a controlled and sequenced manner with dust and noise mitigation measures implemented in accordance with the CMP.

I am satisfied the information is sufficient for the condition to be discharged.

Condition 7 - Construction Management Plan (CMP)

I am satisfied that the CMP includes commitment to the further dust and noise control measures as requested.

I am satisfied the information is sufficient for the condition to be discharged.

Kind regards,

Craig Milligan

Environmental Health Officer