



PR202510-105894 (APP/25/00741) 26 Auriol Drive, Havant, PO9 3LS

From Milligan, Craig <Craig.Milligan@havant.gov.uk>

Date Sat 2025-12-20 12:28 PM

To Riley, Robert <Robert.Riley@havant.gov.uk>; Havant Planning and Development Mailbox New <planning.developmentnew@havant.gov.uk>

Dear Robert,

Environmental Health (Pollution) has reviewed the above application.

Based on the submitted plans, the proposed development is not expected to give rise to adverse impacts on neighbouring amenity, provided that all construction activities follow recognised best-practice measures to minimise noise, dust, vibration, and general disturbance.

However, concerns remain regarding the potential for adverse noise impacts if the property were to be used for short-term holiday accommodation or as an Airbnb-type let. The proposed external leisure facilities (sauna, ice bath, hot tub and associated outdoor seating areas) could result in increased levels of activity and noise late into the evening, which would be detrimental to neighbouring residential amenity if used by short-term visitors.

The following condition is therefore recommended, should permission be granted.

Restriction of use for domestic purposes only

The outbuilding, sauna, ice bath, hot tub, pergola structure, and all associated external leisure areas approved under this permission shall be used solely for purposes incidental to the residential enjoyment of the lawful occupants of the dwelling known as 26 Auriol Drive, Havant, PO9 3LS. The facilities shall not be used by paying guests, visitors in connection with any commercial leisure use, or any form of short-term letting including (but not limited to) Airbnb, Booking.com or similar platforms. The outbuilding and associated external areas shall not be occupied, let, or otherwise used as self-contained accommodation, guest accommodation, or for any other use falling outside Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To protect the residential amenities of neighbouring occupiers, prevent noise and disturbance associated with intensified or short-term commercial leisure use, and ensure the development remains ancillary to the main dwelling

Please include the following informative notes.

INFORMATIVES for Demolition and Construction, Installation, Refurbishment etc:

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.

3. Dust.

Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance issued by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition.

4. Dark smoke and nuisance.

No waste materials should be burnt on site of the development hereby approved.

5. Noise and Vibration from demolition, piling, concrete crushing, drilling, excavating, etc.

Best Practicable Means (BPM) should be used, including low vibration methods and silenced equipment and machinery, in accordance with the Approved Codes of Practice of BS5228:2009 for noise and vibration control on construction and open sites.

6. Waste management and disposal

All waste materials and rubbish associated with demolition and/or construction should be contained on site in appropriate containers which, when full, should be promptly removed to a licensed disposal site.

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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