

Planning Application Reference: APP/26/00201

Description: Change of use from C3 dwelling to Sui generis 8 Bedroom 8 Person HMO. The work also includes a 2 storey side extension and a ground floor rear extension.

Location: 1 Hinton Close, Havant, PO9 4BL

Environmental Health has no objection to the above proposals, subject to appropriate conditions.

A review of Defra noise map indicates that the development site may be exposed to elevated levels of traffic noise from the A3(M). As such, a condition is recommended to ensure that habitable rooms within the proposed development are provided with adequate sound insulation and an appropriate ventilation strategy to protect the amenity of future occupiers.

Conditions are also recommended restricting construction hours and prohibiting bonfires during the construction phase.

It is recommended that an asbestos survey is carried out prior to any refurbishment works taking place, if any existing building elements are to be disturbed.

Recommended conditions, should permission be granted

Construction hours

Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays

Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times

Noise levels

Prior to occupation of the development, details of a scheme for protecting the proposed dwelling from external noise shall be submitted and approved in writing by the Local Planning Authority. Such a scheme shall ensure that upon completion of the development, the following noise criteria (as recommended in BS8233:2014) shall be met:

- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
- ii. all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
- iii. $L_{Amax,F}$ 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 LAeq (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 is occupied. This assessment shall be conducted with windows open for ventilation, unless mechanical ventilation has been provided, in which case these tests shall be performed with such mechanical ventilation running. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To protect the amenity of future residents

Bonfires

No bonfires shall take place on the site during any phase of the development i.e. demolition, excavation, clearance and construction work.

Reason: In order to protect the occupants of nearby residential properties from smoke pollution

Please include the following informative notes

Asbestos

Prior to any demolition, redevelopment or refurbishment works taking place an appropriate Asbestos Survey should be undertaken by an asbestos licensed/authorised company/person and any recommendations implemented. For pre-demolition assessment the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with; asbestos removal activities fall under the remit of the HSE.

Private sector housing team comments

This development will be subject to separate enforcement regimes including, but not limited to, the Housing Act 2004, building regulations and Council's Standards of Amenity. All fire precautions should be considered to ensure an effective means of escape from the property.

Kind regards,

Craig Milligan

Environmental Health Officer

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