

Planning Application Reference: APP/26/00376

Description: Application to determine if prior approval is required for a proposed: Change of Use from Commercial, Business and Service (Use Class E) to 2 No. Flats (Use Class C3)

Location: 21 Park Parade, Havant, PO9 5AA

Environmental Health (pollution) has no objection in principle to the above proposals, please see comments below relating to noise considerations.

The Auricl document entitled 'Ground Floor 21 Park Parade Havant Noise Assessment Report' (dated 21 May 2026) has been reviewed.

I am satisfied that environmental noise sources have been appropriately assessed. The conclusion that BS8233 guideline internal noise levels shall be achieved with implementation of the proposed glazing and trickle ventilation specifications is acceptable.

The assessment of external plant and delivery noise is broadly compliant with BS4142 methodology and the predicted low impact from external commercial noise sources is considered reliable.

The report demonstrates that some uses within class E are not compatible with the proposed adjacent residential units. It is noted that structure borne noise and impact noise associated with potential gym use of the retained ground floor commercial unit have not been assessed.

The reliance on a tenancy agreement as a mitigation measure is not considered reasonable as it places the onus on future tenants to restrict activities within an approved use class to accommodate the proposed development, which does not align with the agent of change principle.

It is unclear whether the retained commercial unit forms part of the planning application to which controls can be applied. If the commercial unit is part of the application, it is suggested that the permitted use of the remaining commercial unit is restricted within class E to ensure that future occupation is compatible with the proposed adjacent residential units.

The applicant is therefore requested to confirm whether the remaining commercial unit forms part of the planning application and, if so, whether they would accept restricting the use class.

Kind regards,

Craig Milligan

Environmental Health Officer

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