MEMORANDUM

From:	Head of Housing & Environmental Health	**To:**	Head of Development Control
Author:	David Reed	**FAO:**	Kitty Budden
Extension:	3352	**Extension:**	8266
My Ref:	EPCST/12/03294	**Your Ref:**	F/12/71148
Date:	14 August 2012	**cc:**	

F/12/71148 - First floor side extension, conversion of garage to habitable accommodation and new front porch

36 STUBBINGTON WAY, FAIR OAK, EASTLEIGH, SO50 7LR

Thank you for consulting this Service on the above application. I have reviewed the information provided / that held by this Service and I would like to make the following comments about the above application:

- The development site is located within a former sand pit, as shown on the historical ordnance survey mapping
- The property is located within the Fair Oak Study area
- We do not hold any details about the floor construction of the current house or garage nor if they currently have any protection measures installed within them
- The proposals include the conversion of the current garage into a habitable room and includes a WC, which will require services

In line with the recommendations within the Fair Oak Study report, the proposed development will need to include features to protect against potential ground gases and not reduce any existing protection measures offered by the existing building design.

I would therefore recommend that the following condition is imposed:

"No development shall take place until the applicant has produced a ground gas protection scheme and submitted the scheme to, and had approved in writing by, the Local Planning Authority (LPA). On completion of the ground gas protection scheme, but before occupation of the development, a satisfactory validation report shall be submitted to ,and approved in writing by the LPA"

The applicant should also be advised to contact Environmental Health to discuss the options open to them in order to comply with the above condition.

Should you wish to discuss the matters raised here I shall of course be pleased to do so.

David Reed
Scientific Officer