MEMORANDUM

From:	Head of Housing & Environmental Health	**To:**	Head of Development Control
Author:	David Reed	**FAO:**	Gary Osmond
Extension:	3352	**Extension:**	8490
My Ref:	EPCST/15/01697	**Your Ref:**	F/15/76319
Date:	26 May 2015	**cc:**	

F/15/76319 - Construction of 4no. one bedroom flats in a single block with parking & amenity space, following demolition of existing dwelling

37 TWYFORD ROAD, EASTLEIGH, SO50 4HH

Thank you for consulting this Service on the above application. I have reviewed the information provided / that held by this Service and note the following:

- The development site is located within an Air Quality Management Area (AQMA).
- The internal layout proposed shows bedrooms adjoining the living spaces of the neighbouring flat.
- The design and access statement makes reference to a large communal bin store.
- The design and access statement makes reference to private amenity spaces for each flat.

Considering the above I wish to make the following comments:

The information submitted makes no reference to or considers the impacts of the AQMA on the proposed development. The internal layout submitted creates the potential for noise complaints as it shows sensitive rooms (bedrooms) adjoining non-sensitive rooms (e.g. living rooms) and this issue is not addressed by the other information submitted. In addition there are references to a large bin store and private amenity spaces, neither of which are show on the information submitted.

Therefore I recommend the following conditions / advise:

*This Service **objects** to the proposed development.*

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

David Reed
Scientific Officer