

Osmond, Gary

From: Hawkins, Elizabeth
Sent: 06 October 2022 15:23
To: Osmond, Gary
Cc: Pyke, Jon
Subject: RE: Planning App Consultation Request Internal F/22/93876

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gary,

Neil forwarded the planning app internal consultation to his team to me to comment as well from the Housing Enforcement perspective as it is a HMO proposed. My comments are below:

Application No: F/22/93876

Address: BASSETT HOUSE, 36 LEIGH ROAD, EASTLEIGH, SO50 9DT

Description: Conversion of existing offices to a Sui Generis HMO, including ground and first floor rear extensions and alterations to the roof, including raising the ridgeline and provision of dormers to provide second floor accommodation, together with ancillary amenity space, parking, bin and cycle storage.

The size of the individual bedrooms are all satisfactory and the number and size of amenities (bathrooms & shared kitchen/diner) are sufficient to be compliant with the Council HMO amenity & room size standards. However, the stacking of the facilities between floors in the proposed layouts has some areas that are less than ideal in the context of minimising noise internally between the let rooms. It is identified as a key relevant factors in the Housing Health & Safety Rating System (HHSRS) for the assessment of noise and indicated that bathrooms & separate WC's should be not be sited above living rooms or in particular bedrooms. It is noted that:

- A large part of the sleeping area of bedroom 2 is located directly below the bathroom facilities to bedroom 7
- A large part of the sleeping area of bedroom 9 is located directly above the bathroom facilities to bedroom 7
- A large part of the sleeping area of bedroom 6 is located directly above the bathroom facilities to bedroom 2 & 3.

We would strongly recommend the layout be reconsidered to reduce the extent bathroom facilities that are located under or above bedrooms. If planning were to be granted without any change in layout we would require condition(s) for additional sound insulation to be installed between the floors where bedroom & bathroom facilities are above/below the other to provide a greater level of reduction of the airborne & impact sound transmission.

In addition, all the ensembles in the proposed plans are internal rooms with no openable windows and as such will all require mechanical ventilations and ducting. These can create additional noise sources & routes by which noise between floors/rooms can be transmitted. We would require a condition that the mechanical ventilation selected must be of a "low-noise" model.

Bedrooms should ideally be located so as to minimise the extent adjacent to a communal hallway (particularly the communal area that will be in frequent use), where this cannot be achieved, as is the case under the current proposed layout with Bedrooms 1, 2 & 5 we would require condition(s) for the partition walls adjacent to the communal areas to be of a construction which provides a greater degree of sound attenuation from airborne noise.

As it is proposed to go up into the roof space and so increase the property to 3 storeys, a substantial fire risk assessment & emergency lighting assessment will be necessary. The property will need to have a higher level of fire detection and I would strongly recommend that Hampshire & Isle of Wight Fire and Rescue Service be consulted, if not already, on the application.

It should be made clear to the applicant that it is a requirement should planning permission be granted that the property owner/landlord/manager must also apply separately for a HMO licence and the property cannot be occupied until such time as a licence may be granted and issued. It is an offence to operate an HMO without a licence where one is required.

If you have any questions just contact me.

Kind regards
Liz

Elizabeth Hawkins
Senior DFG & Housing Enforcement Officer

Ext.: 8319

Mobile: 07920 710 677

From: Scott, Neil <Neil.Scott@eastleigh.gov.uk>
Sent: 03 October 2022 16:14
To: Hawkins, Elizabeth <Elizabeth.Hawkins@eastleigh.gov.uk>
Cc: Pyke, Jon <Jon.Pyke@eastleigh.gov.uk>
Subject: FW: Planning App Consultation Request Internal F/22/93876

Hi Liz

Just saw this and thought of you!

Do you want to contact Gary direct? Or forward some comments for Jon to add to his comments?

Let us know

Regards

Neil

Neil Scott
Senior Pollution Control Officer
Service Delivery - Specialist Services - Environment

Ext.: 8304

Mobile: 07467012360

From: Planning @ Eastleigh Borough Council <planning@eastleigh.gov.uk>
Sent: 30 September 2022 10:20
To: Environmental Health Direct @ Eastleigh Borough Council <Environmental.HealthDirect@eastleigh.gov.uk>
Subject: Planning App Consultation Request Internal F/22/93876

Application No: F/22/93876

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Would you please let me have your observations on the above application.

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined

without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: gary.osmond@eastleigh.gov.uk

Phone/Ext: 023 8068 8490

Kind regards