

Osmond, Gary

From: Pyke, Jon
Sent: 06 October 2022 11:43
To: Osmond, Gary
Cc: Scott, Neil; Hawkins, Elizabeth
Subject: Pollution Control - F/22/93876 - BASSETT HOUSE, 36 LEIGH ROAD, EASTLEIGH, SO50 9DT

Follow Up Flag: Follow up
Flag Status: Flagged

Address: 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.

Good morning, Gary

The impact of noise and air quality (vehicular emissions) will likely harm dwelling occupiers. The magnitude of impact through the Leigh Road corridor is significantly adverse and recognised through designation of Noise Important Area and Air Quality Management Area within which the property locates.

If planning permission were to be granted, we require conditions for noise insulation and a means of mechanical ventilation drawing fresh air from the rear façade. These are solutions implemented for HMOs elsewhere in Eastleigh where noise and air quality are similarly adverse. Noise and air quality impact assessments are therefore necessary and would include for example measurement of noise in the front rooms to see if the existing double glazing provides sufficient sound insulation. The windows appear recent. If the applicant is unwilling to provide assessments, our consultation response is an objection.

Some of the local acoustic and air quality consultants are familiar with this type of assignment and design of the solutions we recommend.

Let me know if you have a question – and of course when the assessments come in from the applicant.

Kind regards

Jon

Jon Pyke

Pollution Control Officer

Service Delivery - Specialist Services - Environment

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

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.

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

