

Good morning Katie

Thank you for sending this over.

I reviewed Venta Acoustics noise report titled 98 Winchester Road, Chandler's Ford Noise Impact Assessment reference VA6527.260903.NIA dated 04 September 2026.

The report includes my initial comments in relation to this application and provides the requested technical findings. A noise survey was undertaken at representative locations and over an acceptable duration. Point 5 on page 9 identifies existing plant adjacent to the proposed kitchen window, associated with the ground-floor commercial use. This plant presents a considerable potential noise risk to the proposed residential accommodation. The report recommends that the plant is either removed or relocated. I consider this acceptable, particularly as the plant is associated with the same ownership.

Noise from Waitrose deliveries and vehicle movements was also identified as a potential noise risk. The report includes a BS 4142 assessment, which identifies a rating level of +4 dB above the background sound level, including penalties for tonality and intermittency. Although this represents a relatively noticeable impact, given the existing mixed commercial and residential nature of the area, and the fact that the affected window serves a kitchen rather than a bedroom, I consider the proposed situation acceptable.

Page 12 of the noise report sets out the required glazing and ventilation specifications for both façades to ensure that the internal noise levels meet the relevant criteria.

Finally, Point 7 of the report considers the separating floor between the commercial ground-floor use and the proposed first-floor residential accommodation. The report confirms that the proposed construction meets the relevant Building Regulations requirements for converted dwellings.

Overall, I consider the noise report acceptable and technically satisfactory. However, I would recommend a condition requiring post-completion, prior-to-occupation noise testing to confirm that the identified plant has been relocated as proposed and that the specified glazing and ventilation measures have been installed and are capable of achieving the required internal noise criteria.

Example Condition :

- *Prior to first occupation, a post-completion noise testing and verification report shall be submitted to and approved in writing by the Local Planning Authority, confirming that the development complies with the approved noise report (Venta Acoustics noise report*

titled 98 Winchester Road, Chandler's Ford Noise Impact Assessment reference VA6527.260903.NIA dated 04 September 2026) *and achieves acceptable internal noise levels in accordance with BS 8233:2014. The verification report should include a noise survey over acceptable period.*

Thank you

Andre