

Morris, Rachael

From: Panza, Yacklin
Sent: 12 February 2024 16:40
To: Morris, Rachael
Subject: [PN/23/96575] 62 HIGH STREET, WEST END, SOUTHAMPTON, SO30 3DT

Good afternoon Rachel,

Hope you are well. Thanks for consulting the Pollution Team on the above application for the change of use from commercial, business and service (Use Class E) to dwelling (Use Class C3) as a 1-bedroom flat.

According to the submitted proposed plan produced by Appletree Architecture, January 2024, the proposed ground floor flat does not involve any ground excavations and does not have a garden; therefore, from the contaminated land perspective, we raise no objection.

The proposed ground floor plan indicates the flat will be having a separate access from the commercial units, and it indicates that the sensible rooms will be located at the rear, which help mitigate the noise from the High Street and any commercial activities within the High Street. The area at the rear of the flat is a car park, aerial imagery shows that the driveway that also leads to residential dwelling 62A, and it seems to be made of gravel. The retail units at the front of the property are part of a state agency, which according to their website, operates Monday to Friday from 9am to 6pm and Saturday 9am to 4pm, Sundays closed. Due to the current nature of the business, it is assumed that the activities undertaken are not likely to cause nuisance to the new residents of the proposed flat (in terms of noise, vibration, odours, and other matters). Can the applicant confirm that this is the case, and also that there are no early deliveries/ waste collections? I am just concerned about any change of business and the impact that it can pose to the new residents.

Once the above is confirmed, then we have no objections with the proposed conversion to a flat of the rear area of the property. We would like to recommend the gravel driveway to be replaced by hard surface to eliminate the crunching sounds tyres induce on gravel.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

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