

Huckfield, David

From: Scott, Neil
Sent: 15 April 2024 18:44
To: Huckfield, David
Subject: PN/24/97090 12 DERBY ROAD, EASTLEIGH, SO50 5LY - Application for prior approval for the change of use of 2no. retail units (Use Class E) to 2no. 1 bedroom flats (Use Class C3) under Class MA

David

Thank you for consulting us on the above application, we have reviewed the proposal and information submitted and have the following comments.

The proposal is to convert two commercial units, previous use or permitted use class unspecified, to residential, the proposed layout shows the living rooms to the front, Derby Road, and the bedrooms at the rear of the property facing into the service yard.

Adjacent at 12A is a Fish and Chip shop, and the ground floor area directly to the rear of the proposed flats appears to be used for parking. Information is not given on the permitted use of the Fish and Chip shop, hours etc, nor where waste is stored and handled. The rear area of the existing commercial use is shared by other properties. It is not clear if this is used by the nearby Premier Store for deliveries or waste collection.

The application is supported by a report of noise insulation testing carried out in May 2022 in respect of 12 Derby Road for Flats 1 and 2. This contains the results of tests on the performance of the physical structure of the building elements with respect to standards to be applied within and between residential dwellings. It does not consider noise impact on the residential use proposed, arising from the commercial uses adjacent or nearby. Further, , as is noted in the Building Regulations the standard of noise insulation required between an existing commercial use and existing residential use will be higher to a higher standard than within residential only, therefore meeting the residential standards does not mean that noise insulation will be sufficient to avoid excessive noise intrusion.

The application contains no assessment of the potential for noise impacts to arise from the commercial use on the proposed sensitive use, nor how any such noise impacts are to be minimised and managed. Further, locating noise sensitive use adjacent to the existing commercial use raise the issue of Agent of Change and how adverse impacts on the existing commercial uses are to be avoided.

With respect to land contamination information is not provided on the previous uses of the site. The UK Radon map shows the application site falls within the 3-5% radon band, and as such our advice is that the applicant should show how they have considered radon risks to the development and whether mitigation is required.

On this basis we are unable to support the application at this time.

Regards

Neil

Neil Scott

Senior Pollution Control Officer

Planning & Environment - Pollution

Ext.: 8304

Mobile: 07467012360