

## Osmond, Gary

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**From:** Wedgbury, Stuart  
**Sent:** 17 July 2024 16:23  
**To:** Osmond, Gary  
**Subject:** F/24/97730- 107 LEIGH ROAD, EASTLEIGH-

**Follow Up Flag:** Follow up  
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Dear Gary

**F/24/97730- 107 LEIGH ROAD, EASTLEIGH- Conversion of offices (Class E) to form [2.No](#) HMO's each for 7 unrelated persons (sui generis), single storey side/rear extension to No 107, amenity space, parking, new dropped kerb to Leigh Road, and alterations to fenestration- Our Ref- PR202407-105383**

Thank you for consulting Environmental Health regarding the above application. I comment upon environmental noise only.

The proposal raises three potential risks.

1. Impact of transportation noise upon amenity.

From previous experience noise levels in this location are likely to be extremely high. An acoustic assessment has not been submitted to characterise this risk or to be used as a basis for developing mitigation measures. This is poor practice and not consistent with national guidance. I would recommend that you seek such an assessment before determining the application.

In the absence of such information, I would make the following general observations:

- The communal kitchen would be better located at the front of the building to minimise the number of bedrooms located on the noisiest façade.
- It is unfeasible that acceptable internal acoustics will be possible without closed enhanced acoustic double glazing. Alternative ventilation systems will probably be required by building regulations to avoid overheating risks. The position of any openings in the building fabric will likely require acoustic treatment to prevent the ingress of noise dependent upon position. The acoustic performance requirements need to be established in the acoustic work.
- Some of the garden areas may fail to provide acceptable amenity due to high traffic noise. If the provision of usable external amenity space is a planning requirement, you should be mindful of the acoustic conditions in these spaces.

More targeted comments and advice on conditions will be possible once the site has been acoustically characterised.

2. Impact of Nursery noise

Noise from nursery use can be objectionable. Given the detached nature of the neighbouring development, the risk primarily will relate to the use of the garden area. The significance of any impact will depend upon the frequency of the use and the number of children involved. No information is presented relating to this use. In general term, I would expect that the external amenity spaces to the East façade would be at most risk. However, in context it may well be that traffic noise levels are so severe here that this space will be little used and children noise will be masked by the high traffic noise.

3. Impact of construction phase

I would recommend that in any consent, construction hours are limited to those normally considered acceptable by EBC.

Regards

**Stuart Wedgbury**

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