

Dealt with by: Environmental Health

Our Ref: SMD/2024/0030

Direct Dial: (01538) 395400

Your Ref: as above

Date: 4th April 2024

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**Primitive Methodist Church New Road
Alton**

PROPOSED DEVELOPMENT

A full refurbishment inside the property is required for the proposal to change the use of property to a Holiday Let.

Potential Areas Of Environmental Concern.

1. Construction/Conversion Impacts (Condition)
2. Lighting (Condition)
3. Noise/Sound Insulation (Objection)

General Comments.

Noise and Sound Insulation: The proposed development is to refurbish a redundant church to operate as an unmonitored stand-alone holiday let. Holiday lets can cause adverse impacts to neighbour amenity. The property shares a party wall with a domestic residential property, originally these properties were connected so there will be parts of the structure which are linked and the party wall integrity (noise reduction perspective) potentially compromised. There will be no on site manager to control or monitor noise. As guests at the home would be on holiday so there is likely to be noise caused during unsocial hours, loud music, party noise etc.

This property has not been designed for this type of commercial use. The previous use was for a chapel with would have caused infrequent low level noise if any. We have no knowledge of the existing sound insulation/noise reduction provided by the party wall or how the two properties are connected.

There is no noise assessment provided to address noise impact concerns. Any noise control proposed would be difficult to enforce with no on site management presence. Noise from any external or garden area could cause adverse impacts to the local neighbourhood. There is a significant risk of noise disturbance being caused to adjoining residential neighbours if this application is granted permission.

Recommendation and Conditions



Environmental Health recommend refusal of this application on the grounds of adverse impact to the amenity of the nearest neighbours.

Advisory Note/ Informative:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

Any approved noise scheme and measurements should pay due regard to the Professional Guidance on Planning and Noise (ProPG), British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014+A1:2019 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E.

The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

Regards,

Environmental Health