

# Southend-on-Sea Borough Council

Development Control Committee 6<sup>th</sup> July 2016

## SUPPLEMENTARY INFORMATION

### Agenda Item 5 – Report on Planning Applications

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16/00688/FUL

**12 Bridge Cottages, North Shoebury Road, Shoeburyness,  
Southend-on-Sea, Essex, SS3 8UN**

#### 7.3 Representation Summary

##### **Environmental Health**

The Council's Environmental Health Officer has advised that noise mitigation measures are required in terms of building insulation, glazing and ventilation.

At the detailed design stage appropriate consideration must be given to ensure that installation of the required mitigation measures detailed in the Noise Impact Assessment Report 14139.NIA.01 meets the relevant internal noise criteria in accordance with BS8233:2014, along with tonal and impulsive penalties where necessary. At that time further information would need to be submitted detailing compliance with the above and should include but not be limited to final glazing and ventilation details for approval.

With respect to the amenity space, the external daytime noise levels indicated in the submitted report predict that amenity noise levels will exceed the WHO guidance of 55dBLAeq by more than 5dB(A) and be above the background level in accordance with BS4142 during the day by between +3dB(A) to +11dB(A) in the monitoring locations. It is stated in BS8233:2014 that where amenity space near to strategic transport networks exceed relevant criterion, this should not present a constraint to the granting of planning permission. It should be noted however that there is a requirement for the development to be designed to achieve the lowest practicable noise levels possible.

Taking the above into account, it is recommended that any detailed design advice should include mitigation along the boundary of the site with the railway line, such as screening, to keep noise to a minimum for possible amenity space. It is assumed that landscaping and fencing will be installed however no potential noise reduction levels have been supplied.

During the demolition and construction phase noise and vibration issues may arise which could lead to the hours of work being restricted. The developer should also consider control measures detailed in Best Practice Guidance "The control of dust and emissions from construction and demolition".

- 7.5 Cllr Cox has objected to the application on the grounds that the proposal represents overdevelopment of the site and is not in-keeping with the character of the adjacent properties, especially as the dwellings would be taller than the neighbouring properties. It is considered that the proposal would cause overlooking of neighbouring properties. The loss of parking for the existing dwellings and the vehicles that currently park at the site is not considered to be acceptable and it is considered that the inability for construction traffic to access the site will be detrimental to highway safety.

## 9 Recommendation

To address the above, it is recommended that the following additional conditions are attached:

10. Final glazing and acoustic ventilation details for the development are to be submitted to, and approved by, the Local Planning Authority prior to installation. Glazing and ventilation should be selected with relevant acoustic properties as outlined in the Noise Impact Assessment Report Ref: 5876 dated March 2016. Appropriate mitigation must be given to ensure compliance with the internal noise criteria detailed in BS8233:2014, along with tonal and impulsive penalties where necessary.

Reason: To ensure a satisfactory standard of living conditions for future occupants, as required by the National Planning Policy Framework and DPD2 policies DM1, DM3 and DM8.

11. Prior to the occupation of any dwelling hereby approved fencing, details of which shall first be submitted to and agreed in writing by the local planning authority, shall be erected at the boundaries of the rear gardens hereby approved. All fencing for the rear gardens shall be selected with relevant acoustic properties to ensure compliance with the amenity area noise criteria detailed in BS8233:2014.

Reason :To ensure a satisfactory standard of living conditions for future occupants, as required by the National Planning Policy Framework and DPD2 policies DM1, DM3 and DM8.

12. Construction hours shall be restricted to 8am – 6pm Monday to Friday, 8am – 1pm Saturday and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of neighbouring residents during the construction process as required by the National Planning Policy Framework and DPD2 policy DM1.

## 7.4 Representation Summary

### Parks

The cross over is a sufficient distance from the tree.