

Consultee Comments for Planning Application

DC/21/0792/FUL

Application Summary

Application Number: DC/21/0792/FUL

Address: Plot 1 S R Builders Station Road Haverhill Suffolk

Proposal: Planning application - five flats (following the demolition of industrial building)

Case Officer: Lindsey Wright

Consultee Details

Name: Mrs Karen Cattle

Address: St Edmundsbury Borough Council St Edmundsbury House, Western Way, Bury St Edmunds, Suffolk IP33 3YU

Email: Not Available

On Behalf Of: Public Health And Housing

Comments

I refer to the above planning application for five flats at Plot 1, SR Builders, Station Road, Haverhill following the demolition of the existing industrial building.

Public Health and Housing have reviewed the submitted Proposed Floor Plans, Drawing No: 9192/21/2 dated January 2021. Based on the floor areas of the bedroom, living and kitchen accommodation, it is recommended that the ground floor flats and first floor front flat, would be suitable for a couple, whilst the first-floor rear flat would only be suitable for a single person. With regard to the two-bedroom, second floor flat, whilst the bedroom and living accommodation would be suitable for up to 4 persons, the kitchen is relatively small. The Metric Handbook (Planning and Design Data, Third Edition, Architectural Press 2008) recommends that the floor area of a galley type kitchen to be used for 4 persons should be a minimum of 7 sqm.

It is also noted that the bedroom within both ground floor flats, the first floor front flat and the rear bedroom in the second-floor flat are accessed through the sitting room or open plan kitchen/dining/living area, as in the first floor front flat. In the event of a fire in the accommodation at night, the occupiers would need to egress through an area of the flat which presents a high fire risk. Whilst it is accepted that emergency escape windows can be installed, escape from the first and second floors will be hazardous; furthermore, the age, mobility and any vulnerabilities of the occupiers may impact on their ability to safety escape through an emergency window. A direct, protected means of escape from the accommodation would therefore be the preferred option.

Whilst Public Health and Housing would not wish to raise any objections to this application, it is recommended that the following conditions are included in any consent granted to minimise the impact of the development, during construction, on the residential occupiers in the vicinity of the

application site and to protect the future amenity of the proposed residential occupiers.

Suggested conditions or amendments:

1. The site demolition, preparation, and construction work, including deliveries to the site and the removal of excavated materials and waste from the site shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:00 on Saturdays and at no time on Sundays, Bank or Public Holidays without the prior consent of the Local Planning Authority.

Reason: to protect the amenity of occupiers of properties in the vicinity.

2. Any waste material arising from the site demolition, clearance, preparation and construction work shall not be burnt on site but shall be kept securely in containers for removal to prevent escape into the environment.

Reason: To ensure that the development will not have a negative impact on ground and surface water and to protect the amenity of adjacent areas.

3. Prior to commencement of development, including any works of demolition, a Dust Management Statement shall be submitted to, and approved in writing by, the Local Planning Authority

Reason: To protect the amenity of the area.

4. The acoustic insulation of each dwelling shall be such to ensure noise levels, with windows closed, do not exceed an LAeq (16hrs) of 35dB(A) within bedrooms and living rooms between the hours of 07:00 to 23:00, and an LAeq (8hrs) of 30dB(A) within bedrooms between the hours of 23:00 to 07:00.

Reason: To protect the future occupiers of the premises from noise and disturbance.