

RESPONSE FORM – PUBLIC HEALTH AND HOUSING

Planning and Growth
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

Case Officer: Penny Mills
Direct Line: 01284 757367

Application No: DC/16/2755/FUL

Consultation Period Expires: 25th January 2017

Senior Public Health and Housing Officer:

Karen Cattle

Public Health and Housing Reference Number:

WK201701152

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL **Planning Application - Renovations and extensions to allow change of Public House (Class A4) to form 18no residential flats (Class C3) and 2no units for retail, commercial or Offices (Class A1, A2 or B1) and associated external works to remodel and extend the existing car park.**

LOCATION **The Vixen, Millfields Way, Haverhill, Suffolk, CB9 0JB**

DO PUBLIC HEALTH AND HOUSING OBJECT TO THIS APPLICATION:

NO

Comments to explain why PPH object/support the application:

I refer to the above Planning Application for the renovation and extension of The Vixen, Millfields Way, Haverhill to allow for the Change of Use of the Public House (Class A4) to form 18 residential flats (Class C3) and 2 units for retail, commercial or offices (Class A1, A2 or B1) with associated external works to remodel and extend the existing car park.

On looking at the submitted plans, it is understood that the ground floor accommodation will comprise three, two bed units and two, one bed units, the first floor, four, two bed units, two, one bed units and two bedsits, whilst the second floor will have four, 2 bed units and one, one bed unit.

Whilst Public Health and Housing would not wish to raise any objections with regard to this application in principle, we are concerned with regard to the size of the proposed single bedrooms in Flats 3 and 8 and the double bedroom in Flat 18; in addition, the open plan kitchen/dining/living areas in Flats 13, 14 and 18 are small for the number of proposed occupiers.

Whilst there is currently no statutory legislation with regard to the minimum size of bedroom, living or kitchen accommodation within new dwellings, some guidance is provided through LACORS in respect of the regulation of "Crowding and Space" in residential dwellings. Whilst the Guidance looks specifically at bedroom accommodation, the overall size, usability and functionality of the space provided is also considered in the assessment of "Crowding and Space" in accordance with the provisions of the Housing Act 2004, Housing Health and Safety Rating System. Deficiencies in respect of space and crowding can increase the risks associated with a number of other hazards and the risk of domestic accidents is greater where there is insufficient space for domestic activities, or where the occupants, their belongings and furniture, become crowded together.

The LACORS Guidance also refers to the planning and design data for residential dwellings within the Metric Handbook (Planning and Design Data, Third Edition, Architectural Press 2008). The figures stated within the Metric Handbook are now widely used as guidance by architects and developers for residential design and have been adopted by many Local Planning Authorities as a basis for minimum acceptable design standards.

The Metric Handbook provides guidance on the minimum recommended floor areas in respect of kitchen and living accommodation. As the proposed living/dining areas are generally open plan to the kitchen facilities, the combined floor areas for two/three occupiers should be a minimum of 20.5m², whilst for four persons, this will increase to a minimum of 23m².

It is therefore recommended that consideration is given to the proposed layout of the accommodation so as to ensure that the floor areas for open plan kitchen/living/dining areas meet the above minimum recommendations; in addition, all single bedrooms should have a minimum floor area of 6.5m², whilst all double bedrooms should have a minimum floor area of 9.5m².

With regard to the proposed ground floor retail, commercial or office units, it is understood that these will be for A1 (Shops) use which includes the sale of cold food off the premises, dry cleaners and hairdressing, A2 use (Financial and professional services) which can include betting offices or B1 use which is light industrial suitable in a residential area. Depending on the final use of the units, some external plant or equipment may therefore be required, including air conditioning units or refrigeration plant. The installation and location of such equipment will need to be carefully considered so as to minimise any noise or vibration which may impact on the proposed residential occupiers.

Furthermore, on looking at the submitted plans, it is assumed that the retail, commercial or office units can only be serviced from the front of the building, on Strasbourg Square. We would therefore wish to restrict the delivery times of the proposed units so as to minimise the impact of the businesses on the proposed residential occupiers. Consideration may also have to be given to restricting the opening hours of the retail, commercial or office units, depending on the proposed final use. It is therefore recommended that the following conditions are included in any consent granted.

Suggested conditions or amendments:

1. The site construction works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays and at no time on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.
2. Any waste material arising from the site preparation and construction works shall not be burnt on site but shall be kept securely in containers for removal to prevent escape into the environment.
3. The acoustic insulation of each dwelling within the proposed development shall be such to ensure noise levels, with windows closed, do not exceed an LAeq (16hrs) of 35 dB(A) within bedrooms and living rooms between the hours of 07:00 to 23:00 and an LAeq (8hrs) of 30dB(A) within bedrooms and living rooms between the hours of 23:00 to 07:00.
4. Prior to occupation of any of the proposed retail, commercial or office units, full details of any external plant or equipment to be installed, including any odour or noise mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority. The approved system shall be installed and maintained to the satisfaction of the Local Planning Authority.

5. Deliveries to the retail, commercial or office units shall be limited to between 8.30am and 5.00pm on Mondays to Saturdays only. No form of servicing or deliveries to the retail units shall take place at any time on Sundays, Bank or Public Holidays.

Observations on non planning issues:

DATE: 24 January 2017