

Consultee Comments for Planning Application 24/00271/F

Application Summary

Application Number: 24/00271/F

Address: 59 Langton Road Bristol BS4 4ER

Proposal: Change of use from a dwellinghouse used by a single person or household (C3) to a large dwellinghouse in multiple occupation (sui generis) for eight households/twelve people.

Case Officer: [REDACTED]

Consultee Details

Name: [REDACTED] - Pollution Control

Address: City Hall, College Green, Bristol BS1 5TR

Email: Not Available

On Behalf Of: Pollution Control

Comments

There does appear to be a considerable intensification of use here with a 3 bedroom single dwelling house becoming a 8 bedroom HMO with upto 12 occupiers. To enable this, the loft has been subdivided and an external garage is converted to a bedroom. I have concerns that this intensification of use will lead to an increase in the potential noise nuisance from the property, particularly to the adjoining neighbour.

Usually for such applications I would want to see information as to how the property will be managed in order to control any noise or antisocial behaviour from residents. Without any such information I find it difficult to make a fully reasoned judgement on this application. I would therefore have to object to this application in its current form with this number of bedrooms and no information regarding the management of the premises.

As well as the overall intensification of residential use at the property if permission were to be granted I would also have concerns over the potential for noise from the communal living room on the ground floor which is on the party walls with the adjoining properties. With the increased numbers of residents at the property there will be the potential for noise from the use of the living room if there is insufficient sound insulation. It could well be the case that some improvements will be needed for the sound insulation properties of the party wall in order to ensure that the use of the rooms does not cause harm to the neighbouring property. I would ideally like to see further information provided as part of the application or that the following condition be applied to any approval:

1. Noise insulation

Due to the increased numbers of occupants of the property, prior to the commencement of any

development, an assessment , including any appropriate scheme of mitigation measures, for the transmission of noise between the following areas and the adjoining residential property has been submitted to and approved in writing by the Council.

Living room on any party walls

The sound insulation assessment shall be prepared by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of BS 8233:2014 " Guidance on sound insulation and noise reduction for buildings. Any approved scheme of mitigation measures shall be implemented prior to commencement of the use and be permanently maintained thereafter.