HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/24/1603
LOCATION:	Jasmine House, High Street, Henfield, West Sussex
DESCRIPTION:	Change of use to 4no. 1 bedroom flats, replacement of existing flat roof with hipped roof, replacement two storey rear extension and erection of single storey rear extension. (Full Application).
RECOMMENDATION:	Objection – further information required

MAIN COMMENTS:

Noise

1. We note that the ground floor of the premises is currently occupied by a tea shop and a florist, both use class E. We understand however that businesses could operate from the ground floor under any of the 11 parts of Class E, without a change of use planning application being submitted, and with Class E covering a wide range of uses we have concerns regarding the potential conflict between future ground floor uses and the proposed residential accommodation above.

2. From reviewing the internal layout we note that the study on the second floor, which in our view is likely to used as a living space, is located above the bedroom on the first floor with the bedroom on the second floor located above the living space on the first floor. In our view this is a poor internal design acoustically and is likely to result in noise disturbance.

3. From undertaking a site visit as part of a previous planning application on this site it is also apparent that an air conditioning unit is located on the western façade of Jasmine House and is located in close proximity to the proposed window to bedroom 1. Given its close proximity and the tonal and intermittent nature of this noise source we are of the view that it has the potential to have an impact on the occupants of bedroom 1. Further information is therefore required from the applicant to demonstrate that the air conditioning unit will not have significant impact on residential amenity.

4. Finally, we also note that the kitchen to one of the units is located at the bottom of the stairs. Given the fire risk from the kitchen and the stairs being the only means of escape this may not be acceptable under building regulations. The LPA should seek further comment on this from the councils Building Control team.

Proposed Water Supply

1. We have reviewed the supporting information and we note that a rainwater harvesting system is proposed to supply potable water to the development.

2. Rainwater harvesting schemes can however be highly contaminated, to provide the LPA with sufficient confidence that the rainwater harvesting scheme will be maintained and managed for the lifetime of the development the application should be supported by a detailed private water supply management and maintenance report. This report should be provided by a suitably competent and qualified consultant who specialises in private water supplies and include, but not necessarily be limited to, the following information:

- Detail on the likely contaminants associated with the rainwater harvesting system, including contaminants associated with the components of the proposed system.
- Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
- Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
- Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along

with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.

- Detail on the continuity of supply during dry periods extending beyond 35 days.
- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

3. We note that some detail on the proposed rainwater harvesting system has been provided, in our view the information provided is however insufficiently detailed and does not provide the LPA which sufficient confidence that the risks from the rainwater harvesting system will be managed and maintained for the lifetime of the development.
4. Crucially the report is also untitled, both in terms of company name and author, the competence of the report can therefore not be established.

Summary

Given the above we are of the view that the application is currently insufficiently detailed to be determined. We would however welcome dialogue with the applicant and/or their consultants on the above matters.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	14/11/2024