1 Right Plan

62 Prospect St, Reading, RG4 8JN

Proposed change of use of the building to a 6 bedrooms HMO and proposed erection of a single storey rear extension.

Noise Statement

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1. Planning Policy

1.1. NPPF

One of the core planning principles is to contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser value, where consistent with other policies in the Framework. The planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

Paragraph 191 of the NPPF highlights that *"Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development."*

Then is lists criteria and requirements for new development, inter alia to:

> *"a) Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
>
> *b) Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason."*

Paragraph 192 continues that *"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan."*

Additionally, Paragraph 193 emphasizes importance of integration of new development and states that *"Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a*

result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."

1.2. Reading BC Local Plan

Reading Borough Council Local Plan includes Policy EN16: Pollution and Water Resources, which emphasizes that *"Development will only be permitted where it would not be damaging to the environment and sensitive receptors through land, noise or light pollution (…)".*

1.3. Noise Policy Statement for England

The Noise Policy Statement for England (NPSE, March 2010) includes a long term vision that states*: "Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:*

- *Avoid significant adverse impacts on health and quality of life;*
- *Mitigate and minimise adverse impacts on health and quality of life; and*
- *Where possible, contribute to the improvement of health and quality of life".*

2. Noise assessment

2.1. Site description

The application site is located on the western side of Prospect St, within around 1km from the Reading Town Centre, located within a group of properties of residential use. Adjacently to the application site there are blocks of flats, shops, pubs, places of worship, educational facilities, therefore as a whole the surrounding area is considered to be sustainable location with a wider range of alternatives modes of transport for the occupiers.

2.2. Noise

The proposal would also entail a significant enhancement in terms of insulation between units, in accordance with Approved Document E - Resistance to the passage of sound (amended 2015). This internal improvement would result in reduced noise disturbance and higher quality of the living environment. It is considered that the activity on site would be typical for residential units.

It is considered that measures required in the above document would be implemented, also via the below mitigation measures:

- Seal of any gaps and cracks;
- Utilize rugs or carpets;
- Installation of acoustic, soundproofing insulation.
- Installation of acoustic panels.
- Installation of resilient channels;
- Where possible, add mass to the ceiling.

3. Conclusion

On the basis of the above and subject to the consideration and implementation of the noise mitigation recommendations, it is recommended that there should be no objection to granting planning consent for the proposed development on noise grounds.

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