

**From:** BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

**Sent:** 05 Dec 2024 10:48:44

**To:**

**Cc:**

**Subject:** FW: WK345933 DC2405184

**Attachments:**

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**From:** Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

**Sent:** 05 December 2024 10:42

**To:** BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>; Nikki Barrell <Nikki.Barrell@baberghmidsuffolk.gov.uk>

**Subject:** WK345933 DC2405184

Environmental Health -  
Noise/Odour/Light/Smoke

**APPLICATION FOR PRIOR APPROVAL - CHANGE OF USE FROM COMMERCIAL BUSINESS SERVICE TO DWELLINGHOUSE - DC/24/05184**

**Proposal:** Application to determine if Prior Approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouse(s) (Use Class C3) - Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 3, Class MA. - Conversion of Workshop/Storage/Garage Building to form 1No. 3 bedroom Dwellinghouse.

**Location:** Workshop Building At, Cuckoo Hill, Bures St Mary, Suffolk

Good morning,

Thank you for the opportunity to comment on this application.

Having reviewed the supporting documents I have the following comments to make:

I am concerned about the use of the proposed logburner, as I have previously dealt with smoke complaints from neighbouring properties emanating from this site and the existing flues. If permission was granted then due to the topography, careful consideration of the flue height shall be required. This my mean flue heights above the minimum required by building control to ensure that a statutory nuisance isn't caused.

There was no indication whether any other form of heating is proposed so please add the following to any permission granted in case an air source heat pump is considered:

The applicant shall provide full details of all Air Source heat pump plant associated with the proposed development. A full acoustic assessment relating to the air source heat pump noise from the site shall be undertaken in accordance with "MCS 020 - MCS Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises". This assessment shall be carried out by a competent person and confirmation of the findings of the assessment and any recommendations shall have been submitted to the Local Planning Authority and agreed prior to the commencement of the development.

I shall also require a noise impact assessment as the proposed residential premises is within the existing commercial site with the intention to continue this commercial use. Whilst this is a single dwelling I am mindful of the the NPPF guidance,

**Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities. 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 complete.**

As such, I ask that the application shall not be determined until a noise assessment has been carried out. This assessment shall be carried out by a competent person and made in accordance with the methodology as given in

British Standard BS4142:2014 have been submitted to an approved by the LPA, in order to allow the likelihood of loss of amenity to be determined.

The noise assessment shall also consider that the conversion will need to meet Evidenced results to demonstrate that internal noise levels or daytime and nighttime meet the requirements of British Standard 8233 and the World Health Organisation recommendations external amenity levels for daytime and night-time periods and that they do not exceed 55 dB LAeq,T

Regards

*Andy*

**Andy Rutson-Edwards**, MCIEH AMIOA

Senior Environmental Protection Officer

**Babergh and Mid Suffolk District Council - Working Together**

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