From: Claire Braybrook <Claire.Braybrook@huntingdonshire.gov.uk>
Sent: 24 February 2025 16:04:15 UTC+00:00
To: "Hannah Hodges" <Hannah.Hodges@huntingdonshire.gov.uk>
Cc: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>
Subject: 25/00150/FUL - Land Rear Of 27 Ravenshoe Godmanchester
Categories: Jason

Hi Hannah,

Proposal: Proposed Self Build erection of 1 x 3 bedroom dwelling including formation of new access off the A1198.
Location: Land Rear Of 27 Ravenshoe Godmanchester
Planning Ref: 25/00150/FUL
EH Ref: 405115

Thank you for consulting us on the above.

I do have some concerns regarding the proximity of the main road and associated sound levels within the proposed development.

I note the development to the south west referenced within the plans (20/00505/REM), this placed requirements on the developers to ensure appropriate noise mitigation was utilised within the properties and whilst I understand this was for a larger development I would advise mitigation should be required for this development if you consider it appropriate in planning terms. From the plans for the proposed development the living room, bedroom 1 and bedroom 3 are all likely to be adversely impacted by noise from the road and do not have ventilation provision from a quieter façade. It is considered that sound levels within those rooms will breach internal guidelines within BS8223 and World Health Organisation guidance, should windows be open.

The garden will be screened by the property itself so I am not concerned regarding that aspect. My understanding is that development 20/00505/REM on the adjacent land provided alternative ventilation by way of mechanical ventilation within the habitable rooms overlooking the road, so future occupiers have comparable means of ventilation with windows closed as they would experience with windows open. If the layout of the proposed development is to remain the same, I would recommend occupants of all habitable rooms will require a suitable ventilation system which achieves 2 - 4 Air Changes per Hour. Trickle vents are considered to only provide background ventilation and would not be deemed sufficient to provide adequate ventilation for summer cooling. Other mitigation measures to enable internal guidelines to be met with windows open include acoustic plenum windows which may provide sufficient attenuation whilst allowing windows to be open, which could negate the need for alternative/mechanical ventilation in habitable rooms. Details of the mitigation need to be agreed in writing with the LPA and the agreed scheme needs to be installed and implemented in perpetuity. It should also be noted that if mechanical ventilation is

provided the sound levels from this will also need to meet internal guidelines, which are 30dB in bedrooms and 35dB in living rooms.

If deemed appropriate this information can either be provided upfront or by way of condition. If you wish to discuss wording please let me know.

In the meantime if you have any queries or wish to discuss this matter further please don't hesitate to contact me.

Kind regards,

Claire.

Claire Braybrook
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MCIEH, CEnvH, Dip (IoA)

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Any comments represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made on a without prejudice basis.