

Planning Comments

From: Julie Oates
Sent: 17 November 2023 17:43
To: Planning Comments; Anna Horn
Cc: Colin Alden
Subject: 23/03273/PAC - 6 To 8, 10A, 10B Victoria Road & 10, 65, 65A, 67A, 67B, 67C London Road Sevenoaks Kent TN13 1YE / TN13 1AU

23/03273/PAC | Prior notification for a change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3). This application is made under Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015. | 6 To 8, 10A, 10B Victoria Road & 10, 65, 65A, 67A, 67B, 67C London Road Sevenoaks Kent TN13 1YE / TN13 1AU

No objection to this prior approval notification.

The units adjacent to Victoria Road are suitably screened from London Road by the other buildings. In this respect, traffic noise will not be an issue. The buildings adjacent to London Road are more at risk from traffic noise, however this cannot be dealt with under prior approval. Noise from the existing commercial premises in the vicinity could be an issue. A Noise Impact Assessment (NIA) has been submitted with the application, and this has been reviewed. The impact of commercial noise sources in the area (A/C units/ condensing units) which are only operational during the day has been assessed. The noise from these is not deemed to be a problem, and internally noise levels are compliant with BS8233:2014. Therefore noise is not a consideration.

Contamination is not a concern with regards to this site.

Kind regards

Julie

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