


Environmental Health Consultation Response		Officer	Angela Smith
Detail: Proposed single storey rear extension and replacement garage outbuilding			
Address:	46 Eshton Terrace Clitheroe BB7 1BQ		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Application Ref:	3/2021/0789	Case Officer: Adrian Dowd	
Response Ref:	47405/Y01	Issue Date: 31 January 2022	
General Comments/Observations			
<p>1.1 From the plans submitted, it appears that there will be plant associated with the launderette sited in the single storey extension at ground level, in the area annotated 'staff' (on Drawing No. A3343/PL02 Sept 2020). I am concerned that noise from plant may cause loss of amenity to residents nearby. There is no information provided within the application to demonstrate how residents nearby will be protected from noise from plant in this location.</p> <p>1.2 The proposed outbuilding is in the rear yard surrounded by residential dwellings. If the outbuilding was used for anything other than storage, I would have concerns for potential loss of amenity to nearby residents due to noise.</p> <p>1.3 I note that the upper floors within the application site already have approval for residential use. There is potential for noise disturbance being caused to the occupants of the residential use due to potential increased activities at the launderette.</p> <p>1.4 In addition, the applicant should consider the type and level of lighting that will be used in the rear yard to enable safe access to and illuminate the rear storage building. Inappropriate lighting has the potential to cause loss of amenity to residents overlooking the yard area.</p>			
Conclusions/Suggested Conditions			
<p>2.1 If minded to approve this application, information on the number and type of plant proposed in the rear extension, together with information on sound attenuation to achieve acceptable noise levels in residential properties nearby, should be submitted for approval by LPA.</p> <p>2.2 To protect the amenity of residents nearby, I would recommend that, unless otherwise agreed in writing with LPA, the proposed outbuilding is used for storage only.</p> <p>2.3 If applicable, I would recommend that the residential use on the floors above the launderette remains in the same ownership as the launderette.</p> <p>The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice.</p>			
		Officer:	Angela Smith