From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 15 May 2024 14:57:24 UTC+01:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Consultee Comments for Planning Application NOTICE/0001/24

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 15/05/2024 2:57 PM from Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	NOTICE/0001/24
Address:	88A High Street Shoreham-by-sea West Sussex BN43 5DB
Proposal:	Notification for Prior Approval under Class MA for change of use from office use (Class E[g][i]) to residential (Class C3) - Conversion of first floor of existing building into 1 No. self-contained residential unit.
Case Officer:	Peter Barnett

Click for further information

Comments Details

Comments:	The applicant has argued that there are few grounds to object to this matter as it is a Prior Approval application. Therefore the following comments may be taken as advisory or objections as planning law permits. The proposal creates a fire risk to future occupiers by designing a layout whereby the bedroom is an "inner room" where the only means of escape from of the property is via the living / kitchen area which is generally considered a high risk room where fires are more likely to start. The introduction of a residential flat above an established public house will potentially give rise to noise problems. The bedroom is at the front of the flat where it will be most affected by traffic noise and potentially patrons. Even if a robust sound insulation scheme

were incorporated, this is not likely to be able to control all noise especially during the warmer months when windows would be open for ventilation. There may be benefit in siting the bedroom at the rear of the flat where it is potentially quieter.

Both these matters are potential health hazards which could subsequently lead to enforcement under other legislation and costly retrospective works. It would therefore be timely to optimise the design at this stage.

Avoiding an inner room such that the bedroom leads directly to a protected hallway and considering the potential for noise minimisation in the design is recommended.

Steve Dommett, Senior Environmental Health Officer
Private Sector Housing (Environmental Health)

Kind regards