From: Planning - <planning@adur-worthing.gov.uk>
Sent: 25 September 2024 14:26:18 UTC+01:00
To: "Planning -" <planning@adur-worthing.gov.uk>
Subject: Fwd: NOTICE/0018/24: Pharos House, 67 High Street, Worthing.

---------- Forwarded message ---------
From: **Michael Lavender** <michael.lavender@adur-worthing.gov.uk>
Date: Mon, 16 Sept 2024 at 14:17
Subject: NOTICE/0018/24: Pharos House, 67 High Street, Worthing.
To: Jacqueline Fox <jacqueline.fox@adur-worthing.gov.uk>

Hi Jacqueline,

this application is coming up on our records in need of further ground contamination investigation. Please can we add the full condition.

There is commercial use next door with early morning deliveries. Therefore we will need a noise assessment to protect the new proposed residential property. The new homes are on a busy road with high noise levels so it would be helpful if they assess noise for the whole development and ensure glazing and ventilation is adequate to protect the new residential homes.

I note the permission was granted for new office space in this building in June. If this new space is to be used for residential property then any new windows need to be sufficient to mitigate road noise that will affect the new residential occupants. The permission is for additional office space and not new residential space. When we were consulted on this earlier application it was viewed from a commercial use perspective that would not be open at night time. The noise mitigation requirement standards for commercial use are lower than for residential. With this in mind any new windows should be of a higher specification to control external traffic noise to protect a residential development.

The conversion does not need to meet Approved Document O overheating criteria, but if residents are affected by noise they may close windows putting the new homes at risk of overheating.

I appreciate we are limited in what we can ask for under permitted development rights but this property is at high risk from noise.

Regards

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Michael Lavender
Senior Environmental Health Officer, Public Health & Regulation

01273 263343
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Environmental Health



