From: Michael Lavender
Sent: 18 July 2019 12:34
To: Peter Barnett
Subject: AWDM/1019/19: Seaview House, 178 South Street, Lancing

Flag Status: Flagged

Hi Peter,

I am totally confused with this acoustic report. A model has been used to calculate the Sound Reduction Index for the facade facing the road. No details of the model have been provided.

The model has shown that the day time noise level in the flat will be 35dB(A) and the night time figure will be 25dB(A). The constant for these two periods should be the facade, i.e it should provide the same amount of attenuation both day and night. Yet when you look at the figures provided, this is not the case. The day time external level is 71dB(A), to achieve 35dB(A) inside the reduction would be 36dB(A). The night time external level is 52dB(A) if the facade is providing the same attenuation then the internal noise level should be 16dB(A) and not 25dB(A) as reported.The attenuated provided by the facade differs by 9dB(A) over these two periods.

Two bedsits were put in the property, yet modelling for only one room is provided. It is not clear from the report what room has been considered, but I am assuming it is the ground floor bedsit.

As I understand, the bedsits are now occupied, street view images taken in March 2019 show the property, and from the images, the ground floor glazing does not appear to have been replaced and no trickle vents are visible. So how is the ground floor bedsit currently being ventilated? The occupant is cooking, living and sleeping in one room and the kitchen window looks out onto a enclosed bin storage area. Given the proximity of the ground floor flat to the road and the fact people will be regularly passing the front ground floor window to use the nearby commercial property; then opening the fan lights for fresh air would not be an option as this would cause to much noise disturbance to the occupant of the bedsit.Therefore, I would expect the bedsit to be provided with MVHR with a summer bypass to ensure that ventilation, including thermal comfort in the room can be adequately managed.

The applicant has not provided sufficient information to demonstrate the planning condition has been complied with.

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