Consultee Comments for Planning Application AWDM/0533/20

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 28 April 2020 at 12:17
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 12:18 PM on 28 Apr 2020 from Mrs Hannah Powell (hannah.powell@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference: AWDM/0533/20

Address: 1 Winston Road Lancing West Sussex BN15 8SL

Proposal: Demolition of existing dwelling and construction of 2no. 4 bedroom semi-detached dwellings with associated parking and bin store

Case Officer: Marie O'Keeffe

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Comments Details

Comments: This application site is situated in close proximity to Winston Road which is the main entry/exit road to Lancing Business Park. This road is regularly used by lorries related to the Business Park during the day and night which could result in noise disturbance. Consideration should be given to the impact of noise on this development, with additional consideration for the top floor of the dwelling due to the influence of sound transmission into the bedrooms via the roof / ceiling.

I note the south westerly facing bedrooms have large french doors with juliet balconies but they do not seem to have any other means of ventilation. Given the solar gain on this facade and potential exposure to high winds it may not always be practical or desirable to open the french doors for ventilation, particularly during the night. This may lead to overheating in these rooms.

I would recommend a condition is added to this application requiring an assessment of the overheating risk, and would suggest the following wording.

Prior to the commencement of any development the applicant should assess the overheating risk using the tool within the Good Homes Overheating Guidance (at https://goodhomes.org.uk/overheating-in-new-homes). This may result in the requirement for amendments in the design of the building to mitigate the likelihood of overheating.

I would also recommend the following condition to assess the noise, the recommendations of the noise assessment and the overheating assessment may be linked so the applicant may wish to combine the two in a single report.

Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from

external noise has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within ProPG: Planning & Noise – New Residential Development, the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should include full details of glazing and a strategy to prevent overheating. The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

As this site is situated in close proximity to surrounding residential dwellings I would recommend the following conditions.

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.
Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Dust Demolition or Construction work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be
operated at all times during the demolition and construction phases of the
development.