Flat 1, 1 Becket Buildings
Littlehampton Road,
Worthing, BN13 1QA

Overview

This Statement has been prepared in support of a Discharge of Conditions application for prior approval for change of use from Shop (Class E) at first and second floor to one three bedroom flat (Use Class C3) at 1 Becket Buildings, Littlehampton Road, Worthing, BN13 1QA.

Conditions to Discharge

02. The dwelling shall not be first occupied until secure, covered cycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework.*

03. The dwelling shall not be first occupied until details of the provision for storage of refuse and re-cycling and arrangements for collection day have been submitted to and approved in writing by the Local Planning Authority and such provision as agreed shall thereafter be retained.

Reason: *To ensure that refuse and recycling generated by the development can be stored and collected without adversely impacting on highway safety.*

04. Works for implementation of the development shall not commence until a sound insulation scheme for protecting the upper floor residential unit from noise from the commercial unit below has been submitted to and approved in writing by the LPA. The scheme shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Following implementation of the agreed insulation scheme, a test shall be undertaken to demonstrate that the attenuation measures carried out has achieved the minimum airborne sound insulation criteria. The use of the development shall not commence until test results, demonstrating the minimum sound insulation criteria has been achieved, has been submitted to and approved by the Local Planning Authority.

Reason: *To protect future occupiers from noise disturbance in accordance with The National Planning Policy Framework and Worthing Local Plan Policies H18 and RES7 and Planning Noise Advice Document Sussex.*

02. Secure Covered Cycle parking

Secure covered cycle parking is proposed for up to three cycles underneath the stairs leading to the flat. Please refer to the enclosed drawings.

03. Refuse/Recycling Storage and Collection Arrangements

A covered area for the storage of refuse and recycling bins has been allocated underneath the stairs. Please refer to the enclosed drawings.

Bins for the existing flats at/above 115-141 Rectory Road and above the shops in Becket Building are located and collected from the central courtyard to the rear. It is expected that these two bins will be collected in the same manner.

04. Sound Insulation Scheme

Please refer to the enclosed sound insulation report with details of an insulation scheme for protecting the upper floor residential unit from noise from the commercial unit meet the requirements of Approved Document E and achieve the 50 DnT,w + Ctr required by this condition. The scheme achieves a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB).