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04 August 2023
Ref: TD/Let/P2045

To Whom it May it Concern

Full Planning Application for new Ventilation Flue at 38 South Street, Worthing, West Sussex, BN11 3AA.

This application is submitted on behalf of Geneva Investments Ltd for the addition of a new external ventilation flue and extraction system at the above address.

It has been submitted online via the Planning Portal under reference PP-12215786 and includes the application form, relevant documentation and this covering letter and the following:

Application Form
Covering Letter
Plant Noise Limits Report – Anderson Acoustics
Extract Fan Noise Prediction – Acoustic South East
Discarb-Cells Details
FP-Pleat-Panel Details
Helios Gigabox Details

Introduction

This letter presents details of a new ventilation system for use by the ground floor restaurant user at 38 South Street, Worthing. Details are also required by planning condition 7 of AWDM/1375/19, however this application requests full planning permission due the proposed external plant encroaching into the neighbouring property 40-42 South Street. This property is owned by the applicant, however due to the overlapping development between the redline of 38 and 40-42, a discharge of condition application is not applicable. As such, full planning permission is requested for the installation of a sensitively routed, high quality extraction system fully in line with the recommended specifications of the acousticians report and odour work by the acousticians/ odour consultant.

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Condition 7 wording is as below:

> *"No external fixed plant, mechanical vent or duct shall be installed until details have first been submitted to and approved in writing by the Local Planning Authority. The design Ref: AWDM/1375/19 shall have regard to the need to minimise risk of odour, noise and vibration and visual impact and the principles of BS4142:2014 and it shall aim to achieve a difference between the rating level and background noise level of at least -5dB. Within 1 month of implementation a test to demonstrate compliance with the approved attenuation scheme shall be undertaken and the results submitted to and approved in writing by the Local Planning Authority."*

The Site

38 South Street is located on the east side of South Street and backs on to Marine Place; these roads are connected by a pedestrian alleyway adjacent to the north of the site. The predominant use of the buildings along South Street is made up of a mix of non-residential uses on ground floor and residential on first floors and above. The total area of the site is 0.02ha.



Figure 1 - (Left) Site fronting South Street, (Right) Site fronting Marine Parade

The site is bound to the west by South Street which is one of the main streets within Worthing town centre and benefits from a large mixture of shops, banks and restaurants. To the east of the site is Marine Place which is predominantly made up of the backs of the high street shops which front on to South Street as well as the rear of the properties that front onto Bedford Row.

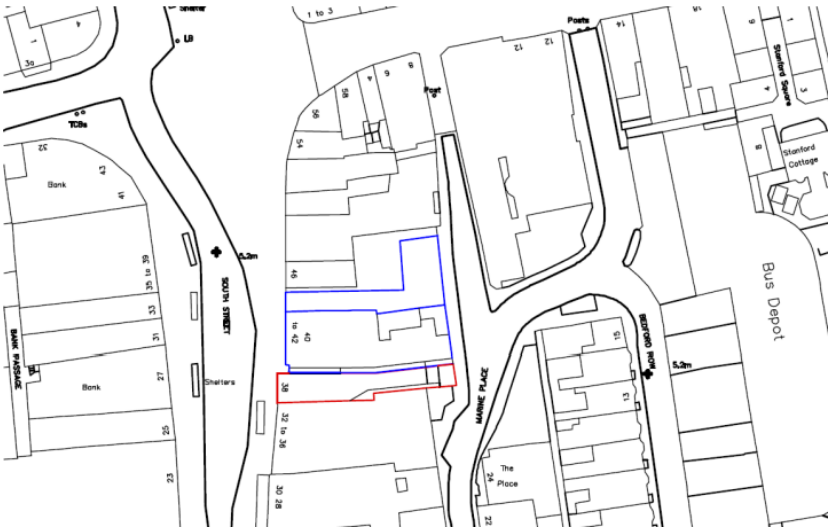

Figure 2 - Location Plan

The location plan above shows the red line for 38 South Street and the neighbouring property 40-42 South Street within the blue line.

The site is located within the heart of the South Street Conservation Area and is situated within the identified the Town Centre Boundary which is also identified as within the built-up area of Worthing.

Site History

The site has been previously redeveloped as per planning permission AWDM/1375/19 with refurbished commercial ground floor and residential accommodation to the rear and above, now completed.

The ground floor commercial aspect of this scheme was formerly occupied by a KFC and the owners need to re-tenant the premises for continued restaurant use. In order to comply with planning permission AWDM/1375/19, details and parameters of a new ventilation extraction unit are required as to allow restaurant usage for any potential new tenant.

Details of Proposal

A new ventilation flue and extraction unit are proposed to be fitted unobtrusively to the rear and side of 38 South Street, as shown in figure 3. It must be noted that the some of the flue extends past the redline of 38 into to redline for 40-42, however as stated this property is also owned by the applicant.

The ventilation/ extraction unit is proposed to be sensitively routed and predominately out of view from the elevation fronting onto South Street. This is done as to mitigate potential visual impact on the South Street conservation area.

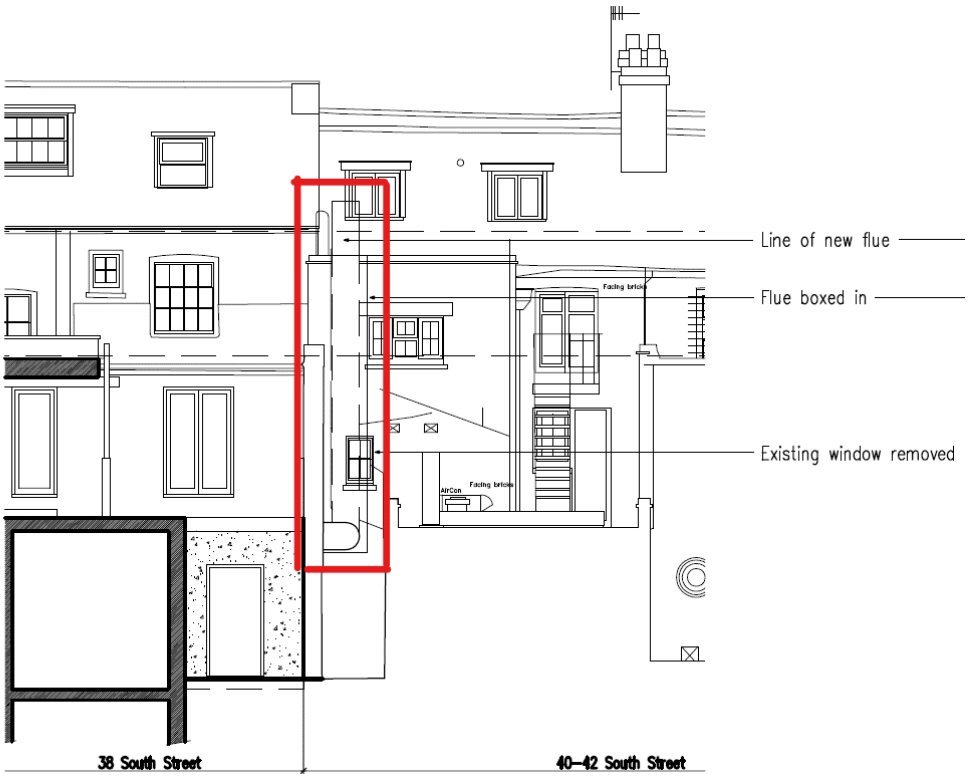

Figure 3 - Rear Elevation (flue shown In red)

The ventilation will also comply with the plant noise criteria set out in section 5 of the accompanying Acoustics Report. The maximum Db during the day-time period (7am to 11pm) being 36dB and during the night-time period (11pm to 7am) being 33dB. This will be achieved through the appropriate mitigation measures and use of high quality/ spec products informed by Anderson Acoustics. Further details of the noise and vibration mitigation measures are explained in the accompanying report.

In terms noise levels of the described product specifications, these are explained in detail within the submitted product data sheets. These details were assessed in the report produced by Acoustic South East and found that with the proposed boxing of the fan all noise levels are deemed acceptable within the parameters set out by the plant noise limits report.

In terms of odour, the submitted odour assessment outlines all details required to minimise odour and therefore address the condition wording. It was concluded that all odour levels will be within acceptable parameters, and the report also outlines specific mitigation measures that are to be upheld.

Conclusions

In conclusion it is considered that the proposed fan and extraction unit details submitted are entirely within with the parameters of the of limits found by the reports undertaken by the appointed acousticians and will meet the standards required by the local authority.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Huw James MRTPI
Director