Development Control – Delegated Officer Report

Application Number: AWDM/1098/24 **Recommendation:** APPROVE

Site: Flat 2 7 St Georges Road Worthing West Sussex BN11 2DS

Proposal: Approval of Details Reserved by Condition 5 (Sound Insulation) of Application No AWDM/0950/23

Relevant Planning History:

AWDM/0950/23 | Proposed rooms in roof consisting of rear dormer with balcony and dormer to outrigger and front roof light. Permitted 03/10/2023

Consultations:
Environmental health: An acoustic report titled "Design Review" (Ref:J3879, dated (29/07/24) was submitted in support of application AWDM/0950/23. The report outlines two options to ensure that the planning condition is met. Any work is to be undertaken is accordance with either of the two options presented in Section 3 of the above mentioned report. After the proposed works have been completed, a test shall be undertaken and submitted to the local authority to demonstrate that the works have been effective and the predicated levels within the report have been achieved.

Condition wording

Condition 5
The development hereby permitted shall not commence unless and until a sound insulation scheme for protecting the residential properties below (Flat 3) and adjoining flat/s (No.5 and No.9 St Georges Road) from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of amenity and to comply with policy DM5 of the Worthing Local Plan

Assessment

The environmental health officer has stated that the proposed works are sufficient at this stage. Unfortunately, the condition is not worded to require the submission of test results so it is not possible to require the submission of test results as part of an approval of details. The condition does require the details to be installed should there be an enforcement complaint.

Recommendation
Approve condition 10

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Louise Prew Date: 07/10/2024