

Adur & Worthing Councils,
Development Management,
Place Directorate,
Worthing Town Hall,
Chapel Road,
Worthing,
West Sussex,
BN11 1HA

By Planning Portal

22nd September 2026

Dear Sir/Madam

51 TEVILLE ROAD, WORTHING, WEST SUSSEX, BN11 1UX

RE: AWDM/1032/25 - ALTERATIONS TO EXISTING SHOP AND FIRST FLOOR FLAT TO FORM SMALLER RETAIL UNIT AND SMALL HMO (USE CLASS C4)

We write on behalf of Isso Investments Ltd. (the applicant) to provide information to discharge Conditions 5 & 6 of the planning permission granted under reference AWDM/1032/25.

Planning Application AWDM/1032/25

Planning permission granted on 9th February 2026 for *Alterations to existing shop and first floor flat to form smaller retail unit and small HMO (use class C4).*

CONDITION 5

The condition states:

"Construction work shall not commence until a scheme for protecting the proposed noise sensitive development has been submitted to and approved by the Local Planning Authority.

The details shall include:

Lewis and Co Planning South East Limited
Company Number 05809390, Registered in England and Wales
Registered Office: Preston Park House, South Road,
Brighton, BN1 6SB

*- sound insulation of the floor/ceiling between the ground and first floor shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB).
- protection from traffic noise. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the recommended indoor ambient noise levels for dwellings specified in BS8233:2014.*

All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. 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.

Reason: To protect the occupiers from noise in accordance with policies DM5 and DM22 of the Worthing Local Plan (2023)."

Associated Information Submitted

The associated information related to Condition 5 comprises the following documents:

- Internal Ambient Noise Levels Assessment – J4265 – Issue 1
- Sound Insulation Test Report

This documentation is submitted as part of this application to effectively demonstrate the acceptable nature of the occupation of the site.

The Sound Insulation Test Report advises that the rooms satisfy the requirements of Approved Document E. The acoustician has queried the standard of acoustic specification applied to the development, being higher than the Building Regulations standard.

This is similar to the conclusion of the Internal Ambient Testing Report, which indicates that the majority conditions fall short of the requirements (with some exceptions).

However, it is important to note a statement within BS8233:2014 (Note 7 against Table 4) that for developments occurring in locations which are

considered necessary or desirable, a 5dB relaxation can occur and still achieve satisfactory living conditions inside.

Alongside this, it is important to note that (as can be seen from the drawings in the appendices of this report) the two first floor front bedroom locations assessed were already residential bedrooms in the previous use of the building and so this aforementioned 5dB relaxation is considered applicable and justifiably reasonable.

Therefore, it is recommended that the internal ambient noise levels section of Planning Condition 5 is discharged.

CONDITION 6

The condition states:

"Prior to occupation, details for the provision of secure and undercover cycle storage with space for 4 bicycles shall be submitted to the Local Planning Authority for approval in writing. The storage shall be installed in accordance with the details approved prior to first occupation and retained for the lifetime of the development.

Reason: In order to promote sustainable means of transport and to comply with the West Sussex Parking Standards."

Associated Information Submitted

The associated information associated with Condition 6 comprises:

- Proposed floor and roof plans – Revision f

The submitted plan and photos make it clear that there is secure and covered cycle parking at the site. Sustainable means of transportation are clearly an attractive and viable option for prospective occupiers of the development. Photo below:



SUMMARY

The submitted documentation provides clear information to enable the discharge of Conditions 5 & 6 of the permission AWD/1032/25. This is in relation to details of the acoustic nature of the site and relating to cycle parking. The submitted information is therefore sufficient to enable the discharge of Conditions 5 & 6.

We trust that the local planning authority now has the appropriate material to formally discharge the above condition.

If you require any further information or clarification, please contact:

zac.denton@lewisplanning.co.uk; or simon.bareham@lewisplanning.co.uk

Yours faithfully,

Zac Denton on behalf of
Lewis & Co Planning