From: planning@adur-worthing.gov.uk
Sent: 15 November 2021 11:25
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1928/21

Flag Status: Flagged

Consultee comments

Dear Sir/Madam,

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

Comments were submitted at 15/11/2021 11:24 AM from Mr Michael Keech (michael.keech@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference:	AWDM/1928/21
Address:	Ash Croft 22 Elm Grove Lancing West Sussex
Proposal:	Remove existing pitched roof, additional second floor to existing two storey building to create 2no. one bedroom flats with flat roof. Enlargement of existing bin store and cycle store and 2no additional parking spaces (22 Ashcroft and 24 Elmcroft)
Case Officer:	Peter Barnett

Click for further information

Comments Details

Comments:	This application seeks removal of the existing pitched roof with an additional second floor to existing two storey building to create 2no. one bedroom flats with a flat roof. I have reviewed the internal plan layout and noted the living/sleeping room arrangement of the proposed flats. I have concerns about the stacking of the property, and possible loss of amenity from noise transmission in having living areas directly above existing sleeping areas. I would therefore recommend that the sound insulation between the separate dwellings achieves the Approved Document E standards for a conversion property. I.e a minimum airborne sound insulation value of ≥43dB (DnTw + Ctr dB) and a maximum impact sound level of ≤64dB L nT, W). This should be tested, and the test results demonstrating compliance with this condition should be provided to the planning authority prior to the new development being occupied.

Kind regards