Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

514972

Northing (y)

102534

Description

32 South Street, Worthing BN113FT Ground floor flat fronting Marine Place

Applicant Details

Name/Company

Title

Mr

First name

Alastair

Surname

Redman

Company Name

Roundberry Construction Ltd

Address

Address line 1

12 Sackville Gardens

Address line 2

Address line 3

Town/City

Hove

County

East Sussex

Country

United Kingdom

Postcode

BN34GH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Alastair

Surname

Redman

Company Name

Roundberry Construction Ltd

Address

Address line 1

12 Sackville Gardens

Address line 2

Address line 3

Town/City

Hove

County

Country

United Kingdom

Postcode

BN34GH

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Conversion of existing internal parking area at ground floor level and associated external alterations to create one two bedroom flat fronting Marine Place.

Reference number

AWDM/1707/22

Date of decision (date must be pre-application submission)

25/10/2023

Please state the condition number(s) to which this application relates

Condition number(s)

8,9,10 and 11

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

11. Sound Test results to follow after completion.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

8
The raised planter covers an area that totals 0.84 sq m. There is only space for Berberis Concorde as a shrub and Erigeron Karvinskianus as perennials.
9
Please see the detailed plan attached.
10
To reduce the impact of the noise from the ASHP, it will be housed within the covered and insulated refuse store, fixed on the outside of the wall to the flat above the 1400 litre wheelie bins through neoprene washers to reduce any vibration. The ventilation to the refuse store will be provided by sliding louvred doors at the opposite end of the store and a high level louvre vent along each side of the solid concrete block walls. When complete, the noise output will be measured when running at full duty with a DB meter and results submitted to confirm compliance.
11
I have attached an overheating assessment which has already been completed.
Ventilation will be provided by all habitable rooms having openable windows or patio doors. These will also be fitted with trickle vents. The bathrooms, utility room and kitchen will be serviced by a central extract system which will provide continuous trickle extraction and have a humidity sensor to boost when necessary. Orcon all-in-one package MVS 15RHB 520m3/h + humidity sensor + RFT Control and 4 valves. There is also a manual boost switch that can be operated when desired. All internal doors will be undercut by 10mm to allow flow of fresh air around the flat.
Re protecting the proposed noise sensitive development from external noise.
Clearly this was not an issue when the mixed use block (including 10 flats) was completed in 2022 since there was no condition relating to this issue and the position of the ASHP on the outside wall was deemed satisfactory. The unit is currently fitted within 2 meters of Flat 1's bedroom.
Having highlighted the above, to help protect the development, the ASHP will now be re-sited and housed within the refuse store which will be constructed from solid concrete blocks and a rendered finish to match the existing. This will be fully enclosed with an insulated roof. This measure alone will ensure much better protection that is currently afforded to the neighbouring properties.
To improve on this, the external wall (solid dense concrete block with insulated cavity) , will have a 15mm soundshield board fixed to the internal face and 6mm skim coat. All doors and windows will be double glazed with acoustic glass to further protect occupants of the flat from external noise. These will match the style of the existing development above, completed in 2022, which has previously passed sound tests.
Again, I confirm that, to ensure this condition is satisfied, acoustic testing will be carried out when the project is complete to ensure these attenuation measures are effective and protect the residential accommodation from noise.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Alastair Redman

Date

2023/11/21