13/02/2025
Ref: 23007 – 148 to 152 Montague St – upwards extension

Discharge of Conditions (DIS) Cover Letter

APPLICATION NUMBER: AWDM/1483/23

Details of Development

CHANGE OF USE TO GROUND FLOOR AREA TO PROVIDE ACCESS TO RESIDENTIAL UNITS TOGETHER WITH GROUND-FLOOR INFILL EXTENSION. EXTENSION TO FIRST-FLOOR TO PROVIDE ADDITIONAL BEDROOM AND TERRACE AREAS. EXTENSION TO SECOND FLOOR TO PROVIDE 1NO. 1 BED FLAT AND 1 NO. 2 BED FLAT.

Location of Development

148-152 Montague Street, Worthing, West Sussex, BN11 3HH

Introduction

This application intends to discharge outstanding pre-occupation conditions on approval **AWDM/1483/23**.

Pre-commencement conditions (3, 4, 8, 9, 11) have been discharged as per **AWDM/1246/24.**

Outstanding 'pre-occupation' conditions are conditions 5, 6, and 8 (partial condition on sound testing). Bin and bicycle storage main parameters have previously been discharged in application **AWDM/0245/24.**

A separate, new S96A application has been submitted against **AWDM/1483/23** to regularise non-material plan changes. That application is of relevance to conditions 5 & 6 below, and should be read in conjunction.

Pre-Occupation Conditions

Condition 5:

05. Details of the proposed secure, covered cycle storage to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, such provision as agreed shall be provided prior to first occupation of any dwelling and shall thereafter be retained permanently solely for such purposes.

- Please refer to drawing **23007C-P-106-A** for further information regarding bicycle storage.

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Condition 6:

06. Details of the proposed bin storage for refuse and recycling to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, such provision as agreed shall be provided prior to first occupation of any dwelling and shall thereafter be retained permanently solely for such purposes.

- Please refer to drawing **23007C-P-106-A** for further information regarding bins storage.

Condition 8 (partial) :

08. Works for implementing the development shall not commence until precise details of the proposed sound reduction and ventilation measures based on the mitigation strategy detailed in the submitted Noise Assessment by Acoustic SE J3616 Issue 1 necessary to protect the proposed noise sensitive development from internal and external noise and to prevent overheating have been submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the sound reduction levels specified in the submitted Assessment and shall include full details of proposed double glazing specification, details of the noise insulation scheme between the ground-floor ceiling/first-floor, and design details of the proposed MVHR system (including the position of all duct locations). The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts. Following approval of the scheme and prior to first occupation of any dwelling unit, a test shall be undertaken and the results submitted to the Local Planning Authority to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.

- Please note, the pre-commencement portion of this condition has been discharged on the basis of the removal of the aforementioned external noise source (a conditioning unit in the courtyard). Updated acoustic reporting was attached to the previous pre-commencement DIS application, however we attach it again to this application to ensure this point is clearly communicated.
- Therefore, our understanding is that the outstanding matter for the pre-occupation condition will be sound testing. We will submit this information in due course, as part of the application, but in the first instance we require clarification from the local authority on the extent and type of sound testing required as this is not entirely clear within the wording of the condition.

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