From: Michael Lavender <michael.lavender@adur-worthing.gov.uk>
Sent: 29 October 2025 09:05:17 UTC+00:00
To: "Peter Barnett" <peter.barnett@adur-worthing.gov.uk>
Subject: Re: AWDM/1185/25 - 84 South St, Lancing

Hi Peter,

I have looked at this application again. I see the area of the bar with flats above is already approved and meets the sound insulation requirements I have suggested. The rear area of the bar that this application covers does not have residential above. My apologies, I must have been distracted, when I first considered this application.

There are no objections to the extension to the rear, but I do have concerns regarding this external seating area at the back given the proximity to residential property. The front seating area is along a busy road, which is shown to have high traffic noise, however, the rear of the property is sheltered from the road and will be more tranquil so customer voices will be more intrusive at the nearby residential property and in the gardens, particularly during the summer months and during the quieter evenings. Therefore, I would be minded to exclude this external seating area from any permission as this will create a change in character of the immediate area and impact on existing residential amenity.

Regards

Michael Lavender

On Tue, 28 Oct 2025 at 16:10, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Hi Michael
>
> Thanks for your comments below. I've taken over the case from Marie.
>
> Do you have any concerns about the creation of an outdoor seating area at the rear?
>
> Thanks

Peter Barnett
Principal Planning Officer, Development Management
01903 221310
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
http://www.adur-worthing.gov.uk

From: **Michael Lavender**
Date: Thu, 23 Oct 2025 at 14:20

Subject: AWDM/1185/25: 84 South Street Lancing
To: Marie O'Keeffe

Hi Marie,

There are no EH objections in principle, the premises is currently licenced until 10pm for sale of Alcohol and music.

I would recommend that a sound insulation condition be attached to any permission to protect the residential flats above. There is some standard wording below, but I note the premises are already open to the public, so the condition will need adapting.

- The use hereby permitted shall not commence unless and until an insulation scheme for protecting the upper floor residential unit from noise has been submitted to and approved by the local planning authority. The scheme shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB) for all floors. Following approval and implementation of the scheme, a test shall be undertaken. All works, which form part of the approved scheme, shall be completed before the use commences.

Regards

Michael Lavender MCIEH AMIOA

On Tue, 28 Oct 2025 at 13:42, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Hi

Please can I chase up your comments on this application? It's for an extension of the existing bottle shop and tap room to include additional internal seating, new customer toilets as well as staff/storage space. Also use of rear outdoor area for smoking and additional seating.

We have received an objection from nearby residents.

Thanks

Peter

Peter Barnett
Principal Planning Officer, Development Management

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http://www.adur-worthing.gov.uk





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Michael Lavender MCIEH AMIOA
Senior Environmental Health Officer
01273 263343
Environmental Health
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

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