Expiry Date - 10/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0612/25 **Recommendation – APPROVE**

Site: **30 Montague Street Worthing West Sussex BN11 3HA**

Proposal: **Approval of Details Reserved by Condition 3 (sound insulation), 4 (MVHR) and 5 (bin storage) of application AWDM/1166/24.**

Relevant Planning History:

AWDM/1166/24: Change of use of first and second floor accommodation from Use Class E to three residential dwellings (Use Class C3), including shopfront alteration to form a new entrance and replacement windows and rooflight. Permitted 02 May 2025

Consultations:

West Sussex County Council:

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the approval of details reserved by Condition 3 (sound insulation), 4 (MVHR) and 5 (bin storage) of application AWDM/1166/24.

A Proposed refuse / recycling plan has been submitted comprising the required details; therefore, Condition 5 is discharged.

Conditions 3 and 4 do not require specific highway comments.

Environmental Health Officer: Please can we get some more information as to where the ventilation units are going and how many will be installed in each property. We usually have MVHR as a whole house system, what is being proposed looks like single room units.

Thanks for this. There are no EH objections to the condition being signed off.

Assessment

Condition 3

Details of the sound insulation of the floor/ceiling between the ground and first floor shall be submitted to the Local Planning Authority for approval. The sound insulation shall be designed to achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB).

Prior to occupation, a test shall be undertaken to demonstrate compliance with this level with the results submitted to the Local Planning Authority for approval. Such details as approved only shall be installed and retained thereafter.

Reason: In the interest of future occupiers living conditions having regard to Worthing Local Plan policies DM5 and DM22.

- No objections from EHO.

Condition 4

Prior to the relevant works commencing, details of the MVHR system and internal low G glazing film to protect the proposed residential units from noise from the commercial unit below and surrounding area shall be submitted to and approved in writing by the local planning authority. All works, which form part of the scheme, shall be completed before any of the residential units are occupied and retained thereafter

Reason: In the interests of amenity and to comply with policy DM5 of the Worthing Local Plan.

- The details have been reviewed by the Council's EHO. Following confirmation of the suspended ceiling the EHO has confirmed they are happy for the condition to be approved.

Condition 5

The dwellings hereby permitted shall not be occupied until refuse/recycling storage enclosures and/or facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority. Such enclosures and/or facilities as provided shall thereafter be retained and used only for the storage of refuse/recycling.

Reason: In the interests of amenity and the environment having regard to policies DM5 and DM16 of the Worthing Local Plan.

- The information submitted has been confirmed to be acceptable therefore condition 5 is discharged.

Recommendation
Approve

Is recommendation contrary to letter(s) of representation? N/ Y

Case Officer: Finlay Gardner Date: 03/07/2025

Authorised by: Louise Prew Date: