From: planning@adur-worthing.gov.uk
Sent: 22 November 2021 13:39
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1807/21

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 22/11/2021 1:39 PM from Mrs Hannah Powell (hannah.powell@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference:	AWDM/1807/21
Address:	229 Old Shoreham Road Southwick Brighton West Sussex BN42 4LR
Proposal:	Conversion of 4 bedroom detached house into 2no. 2 bedroom self contained flats.
Case Officer:	Peter Barnett

Click for further information

Comments Details

Comments:	With reference to the above application I have the following comments. This property is positioned close to Old Shoreham Road which has been identified on Defra Noise Maps as having elevated noise levels of up to 69.9dB during the day and 59.9dB during the night. I would advise the following condition: Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from external noise has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the ProPG: Planning & Noise – New Residential Development, 2017 and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should be of good acoustic design, include full details of glazing, and a strategy to prevent overheating. 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 and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise. The plans show the stacking of rooms between the ground and first floor flats is

poor with dissimilar rooms adjacent to each other, this is likely to result in loss of amenity and noise complaints. I would advise the applicant to reconfigure the layout of the rooms so similar room types are stacked.

In addition, there does not appear to be a toilet serving the ground floor flat.

Kind regards