

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 29/09/2025 1:08 PM from Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference: AWDM/1119/25

Address: 39 Brighton Road Worthing West Sussex BN11 3EF

Proposal: Change of use of rear ground floor to residential and conversion of two flats to form two small houses in multiple occupation (Use Class C4) facilitated by rear dormer roof extension, front rooflights, solar PV panels, shopfront alteration and other associated alterations (39 and 39A Brighton Road)

Case Officer: Louise Prew

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Comments Details

No objection on PSH grounds, subject to the following:

1) Rooms are not uniformly stacked vertically, increasing risk of noise intrusion. Measures required include sound insulation to comply with current building regulations between:

- the ground floor sleeping rooms and the communal area above, with additional consideration given to finished floor coverings and plumbing noise to prevent noise disturbance

- between the sleeping rooms labelled 4A/5A and 2B/3B to prevent noise disturbance

Comments:

- between shower rooms and sleeping rooms, with additional consideration given to finished floor coverings and plumbing noise to prevent noise disturbance

2) Roof lights in room labelled 5B to be positioned so as to allow a view from a seated position to provide an outlook and reduce sense of isolation.

3) Suitable fire safety measures inc. fire doors to risk rooms, whole building fire detection, emergency lighting, fire separation between commercial and residential and between dwellings.

General notes

Both properties will be subject to mandatory licensing of HMOs and the Management of Houses in Multiple Occupation (England) Regulations 2006
