From: Michael Lavender <michael.lavender@adur-worthing.gov.uk> on behalf of Michael Lavender
Sent: 09 January 2023 15:24
To: Peter Barnett
Subject: NOTICE/0033/22: 73 75 North Road, Lancing
Attachments: 20230106_111843.jpg

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Hi Peter,

I appreciate it is limited what we can comment on with this application but I echo the PSH team's concerns about this conversion. Hopefully, building regulations will deal with the ventilation and thermal insulation of the property, otherwise the large glass frontage could be susceptible to chronic condensation during the winter months. The only means of natural ventilation for the property is the open windows at the rear adjacent to the garage. The acoustic report that has been submitted with this application is for the upstairs development and cannot be applied to the ground floor conversion.

Vehicles will be maneuvered in and out of the garage within a few meters of the only openable windows for the property and could lead to nuisance complaints. As an agent of change the developer should be looking at this in detail and providing adequate noise attenuation and ventilation where windows need to be kept closed. It should be noted that the noise from the garage will be sporadic and therefore any noise impact assessment should be performed over a sufficient period to capture a realistic picture of the garage activity. The current survey was only carried out over a few hours during the day at first floor level and there is no description of what activity was taking place at the garage at the time when the

specific source was being assessed. The acoustician reports not hearing any noise from the garage at the time of the assessment and it is unclear what commercial activity was being assessed. I have attached a picture to show the proximity of the garage windows to the proposed residential windows.

Furthermore, although outside the scope of this application. It may be appropriate to brick up the front of the property and give it a more traditional home frontage as this will provide better noise reduction from the street, particularly at night when the home is more susceptible to noise.

Regards

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