Development Control – Delegated Officer Report

Application Number: AWDM/1108/24 **Recommendation:** APPROVE

Site: 14 Ambrose Place Worthing West Sussex BN11 1PZ

Proposal: Approval of Details Reserved by Conditions 4 (brick and flint work) and 6 (ASHP details) of Application AWDM/0952/24

Relevant Planning History:

AWDM/0952/24: Demolition of existing garage and construction of new two-storey pitched roof garage building with solar panels to east and west (side) roof slopes. Proposed installation of new windows and new rear dormer to existing Grade II Listed dwelling house. (Revised plans - garage extended in length and rear fenestration altered, first floor ancillary office use).
Variation of Conditions application to approved AWDM/1847/22: (Condition 1 approved plans) to omit the void to the first floor located over the garage and extend floor.
Application permitted 30 Sept 2024

AWDM/1847/22: Demolition of existing garage and construction of new two-storey pitched roof garage building with solar panels to east and west (side) roof slopes. Proposed installation of new windows and new rear dormer to existing Grade II Listed dwelling house. (Revised plans - garage extended in length and rear fenestration altered, first floor ancillary office use).
Permitted 28 June 2024

Consultations:

Environmental health officer: I am unable to assess whether the noise from the ASHP is acceptable based on the information provided.

The applicant has not put forward any noise mitigation measures with the information. Unless the applicant has undertaken the noise assessment then there is no way of demonstrating that noise mitigation measures are not necessary and in my opinion he has not fulfilled the requirements of the condition and I would object to the condition being signed off.

Conservation architect: Yes, that appears to be fine.

Condition wording

Condition 4 - Notwithstanding condition 3 prior to the commencement of the construction of the two storey outbuilding a sample of the proposed brick and cobbled flint work indicating the colour, texture and pointing style of the mortar, shall be constructed on the site and inspected and approved in writing by the Local Planning Authority. Thereafter, the building shall be constructed in accordance with the agreed sample panel which shall be retained on site until the wall has been completed.

Reason: To safeguard the character and appearance of the Conservation Area and the special character of the building having regard to policies DM5 and DM24 of the Worthing Local Plan.

Condition 6 - Prior to the installation of the Air Source Heat Pump details of its final specification including size, appearance and noise output, including any necessary mitigation measures, shall be submitted in writing to the local planning authority for approval. Only such details as approved shall be installed and thereafter retained.

Reason: In the interest of neighbour amenity and the setting of the listed building having regard to the National Planning Policy Framework and polices DM22, DM23 and DM24 of the Worthing Local Plan.

Assessment

Condition 4

The conservation architect requested the completion of the sample panel and advised how large it needed to be. After seeing the sample on site and confirming that gravel would be added to the mortar the conservation architect was satisfied with the details provided. They are therefore considered sufficient to safeguard the character and appearance of the conservation area and the special character of the building

Condition 6

The Council's EHO has advised that further information is required to determine the background noise levels and specification of noise mitigation measures. The applicant advised by email the following:

Further to our conversation on Friday and your request for the MCS020 to be complete, we have taken some further council and have been advised that there is no legal requirement to complete the document.

The information provided fulfils the requirements of the wording of planning Condition No.6. in accordance with the ''6 tests'' i.e. number No. 5. Precise wording. The size, appearance and noise outputs are detailed on the data sheets attached. As for mitigation measures the condition has not stipulated any dB noise levels at the boundary. For your information, the Data sheets states 40dBA at 1m and the ASHP is located against a solid flint wall.

It is noted that the environmental health officer did not find the information sufficient. While the condition did not specifically request the noise assessment it is considered that it would inform the mitigation measures as required by the condition. However, in this instance given the wording of the condition sufficient detail has been provided. If the unit results in noise disturbance to neighbouring properties, the Council will be able to follow up using powers under the Environmental Protection Act.

Recommendation
Approve conditions 4 and 6

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

Case Officer: Louise Prew Date: 25/11/2024

Authorised by: Stephen Cantwell Date: 3/12/2024