

Consultee Comments for Planning Application AWDM/1114/26

Reps and Consults



planning@adur-worthing.gov.uk

11:23 (1 hour
ago)

to me

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 19/10/2026 11:22 AM from Steve Dommett (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/1114/26
Address:	56 Montague Street Worthing West Sussex BN11 3HE
Proposal:	Approval of Details Reserved by Conditions 3 (Flood Evacuation Plan); 4 (Noise Mitigation Measures) (partial) of approved application NOTICE/0008/24.
Case Officer:	Finlay Gardner

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Comments Details

Comments:	The Overheating Analysis concludes that due to limited window opening there will be additional purge ventilation required above the capacity of typical whole house MHVR units and that the amounts of purge ventilation requirement varies depending on location. I have no cause to doubt their conclusions. However, I must stress that the compliance with this condition will be dependant on rigorous adherence to their recommendations in the actual build and delivery of the project on the ground. There is some concern that they leave a rather large question hanging in the last sentence of the report i.e. In case that the ventilation rates are technically not feasible in the development, then the only way to achieve
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acceptable thermal comfort will be to provide mechanical cooling.

I would therefore suggest that to provide assurance that this element can be fully complied with, a further submission to demonstrate what specifically is going to be installed at which location is required to demonstrate the feasibility and that this will be delivered as works on site and not just as a predictive document with a question in the conclusion.

Kind regards

