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Development Management, Economy Directorate
Worthing Borough Council
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

18th March 2025

Dear Sir/Madam,

AWDM/0863/24 - 118 HAM ROAD, WORTHING, BN11 2QS

We write on behalf of the applicant in relation to application AWDM/0863/24 and to discharge Conditions 4 and 5.

Planning Application AWDM/0863/24

Planning permission was granted for the change of use from small house in multiple occupation (Use Class C4) to large house in multiple occupation (7 unrelated occupants) in September 2024.

The permission was granted subject to several pre-occupation conditions, and these details are submitted as part of this application in relation to conditions 4 and 5.

Condition 4 requires the submission of details for the provision of secure and covered cycle storage.

Condition 5 requires the submission of details of a scheme for sound insulation to adequately protect the adjoining dwelling to the south from internal noise transferring through the adjoining walls from the additional bedroom.

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Condition 4

The condition applied states:

"Prior to occupation of the additional HMO room, details for the provision of secure and undercover cycle storage shall be submitted to the Local Planning Authority for approval in writing. The cycle storage shall be installed in accordance with the details approved prior to first occupation and retained for the lifetime of the development."

The site has an existing shed within the rear garden that has been made available for use by the occupants of the HMO. It is the applicant's intention to continue to provide secure and undercover cycle storage in this manner.



Existing shed used for cycle storage

The dimensions of the existing shed are 120cm wide and 180cm deep, providing sufficient space for the storage of bicycles.

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Padlocked Access

There is existing padlocked access, and all residents receive a key.

Condition 5

The condition applied states:

"Prior to occupation of the seventh HMO room, a scheme for sound insulation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to adequately protect the adjoining dwelling to the south from internal noise transferring through the adjoining walls from the additional bedroom at the application site to meet Building Regulation standards. The agreed scheme shall be fully implemented prior to occupation of the seventh room and retained as approved for the lifetime of the development."

The proposed acoustic specification reflects the sound proofing proposals found acceptable by the local planning authority at comparable developments, including recently at 157 Pavilion Road (AWDM/1343/24).

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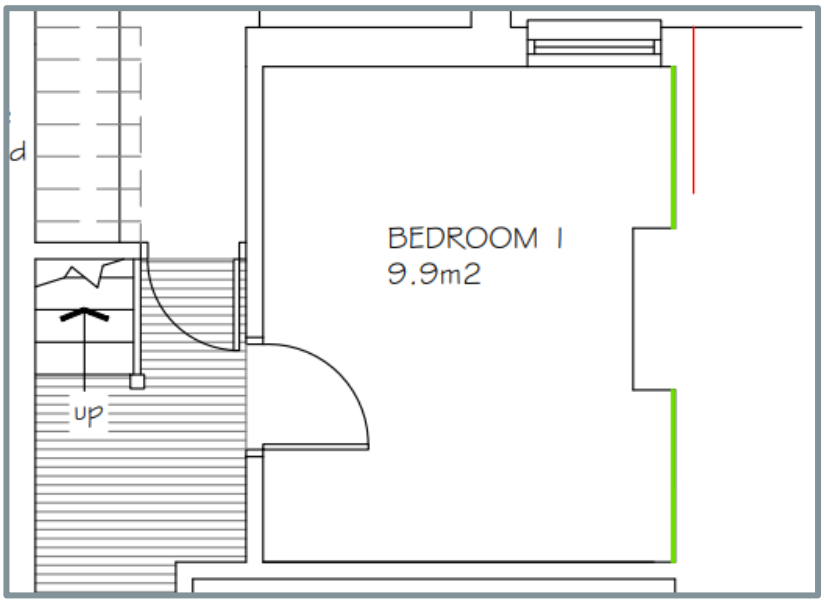
As required by condition 5, the proposed sound proofing will be applied to the walls of the additional bedroom adjoining the neighbouring property.



Drawing 2405-01 Extract showing location of soundproofing

The proposed specification reflects the requirements of Approved Document E (Resistance to Sound).

The acoustic specification achieves a sound performance of R_w 56dB (airborne sound insultation value). This notably exceeds the minimum airborne sound insultation value of 43 R_w for separating walls specified within Approved Document E. On this basis, the requirements of Condition 5 are met.

Yours sincerely,

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