APPLICATION NUMBER: NOTICE/0011/23

Details of Development
APPLICATION FOR PERMITTED DEVELOPMENT FOR PRIOR APPROVAL FOR CHANGE OF USE FROM CLASS E AT FIRST AND SECOND FLOORS TO 9 NO. RESIDENTIAL UNITS (CLASS C3).

Location of Development
148-152 Montague Street Worthing West Sussex BN11 3HH

Condition discharge number 2,3,4 and 6.

Condition 2
Works to implement the development shall not commence until precise details of the proposed secure, covered cycle storage provision to serve the development has been submitted to and approved in writing by the Local Planning Authority. Such provision as has been agreed shall be implemented prior to first occupation of any dwelling and shall thereafter be retained permanently solely for such purposes.
Reason: To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and policy DM15 of the Worthing Local Plan.

Find attached plan drawing 23007-SK-001-B-Proposed GF plan the ground floor rear area with 5 no. Sheffield hoops securely fixed to ground providing access to 10 no secure bicycle storage points. As per plans 23007A-P-100-D-Proposed plans attached – this is an existing secure covered area.

Condition 3
Works to implement the development shall not commence until precise details of the proposed provision on the site for storage of refuse/re-cycling bins to serve the development has been submitted to and approved in writing by the Local Planning Authority. Such provision as has been agreed shall be implemented prior to first occupation of any dwelling and shall thereafter be retained permanently on the site solely for such purposes.
Reason: To avoid undue congestion of the site and consequent obstruction to access.

Find attached plan drawing 23007-SK-001-B-Proposed GF plan the ground floor rear area indicating the area for waste storage. 1 no. 1100litre bin for waste and 1 no. 1100litre bin for recycling. As per plans 23007A-P-100-D-Proposed plans attached – this is an existing secure covered area.

Condition 4
Works for implementing the development shall not commence until precise details of the proposed sound reduction and ventilation measures based on the mitigation strategy detailed in the submitted Noise Assessment by Acoustic SE J3616 Issue 1 necessary to protect the proposed noise sensitive development Ref: NOTICE/0011/23 from internal and external commercial noise and to prevent overheating have been submitted to and approved in writing by the local planning authority. The scheme shall achieve the sound reduction levels specified in the submitted Assessment and shall include full details of proposed double glazing specification, details of the noise insulation scheme between the ground-floor ceiling/first-floor including any necessary treatment of the internal flanking walls, and design details of the proposed MVHR system (including the position of all duct locations). The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts. Following approval of the scheme and prior to first occupation of any dwelling unit, a test shall be undertaken and the results submitted to the local planning authority to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise. Reason: To protect future occupiers from noise disturbance in accordance with The National Planning Policy Framework and Worthing Local Plan Policy DM22 and the Planning Noise Advice Document Sussex.

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The double glazed specification for the sash windows are Roseview Ultimate and these achieve 32dB and the casement windows achieve 30dB. (27dB reduction required in the Acoustic SE J3616 report – as noted double glazed units will achieve this requirement)

Noise insulation detail between floors as follows:

- Floor finish
- Under floor heating system (OSB flooring board type)
- Resilient layer (Regupol Sonos Core 5 to achieve Δ 17dLw)
- 22mm existing floor boards
- 200mm existing timber joists
- 100mm Isover APR1200 between joists
- Resilient bar
- 2 x 15mm Soundbloc fireboard (forming fire compartment line)
- 300mm suspended ceiling
- 50mm Isover APR1200
- 1 x 15mm Soundbloc board

From Acoustic South East report J3616, enhanced criterion of DnT,w + Ctr = 50dB. The above detail has been developed for the scheme to provide the 60min fire rating to the underside of the existing floor joists and complies with the acoustic requirement.

With regards to the flanking noise noted in report J3616. There will be internal insulation added to the external wall build ups, alongside the above ceiling detail this will mitigate the flanking sound concerns.

Proposed MVHR system details see attached report and associated documents:
24102-CDC-00-XX-RP-M-1001-S4-P01
24102-CDC-00-01-DR-M-1011-S4-P01
24102-CDC-00-XX-CA-M-1001-S4-P01
FanDataSheets-MRXBOXAB-ECO-LP2-20240215141023 plus attenuation

Condition 6

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction. Reason: To avoid undue congestion of the site and consequent obstruction to access.

See attached report:
OSM 148 - 152 Montague Street Worthing BN11 3HH CPP