

From: Craig Milligan <Craig.Milligan@arun.gov.uk>

Sent: 16 May 2022 12:09

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Paddocks Days Lane Aldingbourne BN18 0TA - AL/50/22/PL

Planning Application Reference: AL/50/22/PL

Proposal: Part change of use from C3 residential dwellinghouse to Class E ancillary office space, change of use of former garage building to Use Class F1 and the alterations to the buildings including roof extension of the main building in order to allow increase in capacity for children of up to 10 and staff up to 6 of the specialist children's school at the Coach House (resubmission following AL/62/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development

Address: The Cottage Shripney Road Bognor Regis PO22 9PA

Dear Maria,

Environmental Health has no objection in principle to the above proposal, however the following matters must be considered.

Construction – Small Developments

The development shall be carried out in accordance with the 'Arun District Council Construction Code of Practice: For small developments in Arun', available from:

<https://www.arun.gov.uk/download.cfm?doc=docm93ijm4n12193.pdf&ver=12201>

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

Construction hours

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays.

[In addition to these hours of working the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition]

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

Noise

I have concerns of breakout noise resulting from the conversion of the former garage building to the proposed use. I therefore request the applicant submit a noise assessment to consider the potential impact from the proposed use to near sensitive receptors, to the local planning authority for approval. The assessment shall include a scheme of mitigation measures if required to demonstrate that breakout noise from the former garage shall be controlled so as not to introduce a detrimental impact to neighbouring residents. The approved scheme shall be implemented and maintained thereafter.

Kitchen Extraction system

**** Further information is required to identify whether a kitchen extraction system shall be included with the proposal. In the event a kitchen extraction system is included, the following condition should be attached to any future permission granted.**

Control of fumes / odours / cooking smells

Prior to the first operation of the premises, a scheme and maintenance schedule for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises, shall be submitted to and approved in writing by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises and these shall thereafter be operated and retained in compliance with the approved scheme.

 [EMAQ 2018 Kitchen Guidance Summary \[2018\].docx](#)

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

Sincerely, Craig

Craig Milligan

Environmental Health Officer, Technical Service

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