

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 June 2020 09:18
To: Planning Scanning
Subject: FW: BE/40/20/PD
Attachments: P1010015.jpg

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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From: Maria Tomalova [REDACTED]
Sent: 09 June 2020 09:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BE/40/20/PD

Please upload the below and attached to the above application.

Thank you

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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From: Chris Moore <[REDACTED]>
Sent: 08 June 2020 20:02
To: Maria Tomalova [REDACTED]
Subject: BE/40/20/PD

Dear Maria,

Many thanks for the email. I have been in contact with the applicant and I can confirm the following:-

1. The take away extract system is located to the rear of the property exiting the building and it is shown on the submitted elevation drawing. I also attach a copy of an archive photograph which shows this. The vent terminates above the first floor roof level. The applicant affirms that there have been no issues with smells from the cooking from the take-away whilst the building has been used for offices.
2. The current and previous workshop was used for the applicants joinery business, however, since his road accident in June 2011 he has suffered with paralysis and the building has since been used for storage – mainly joinery tools and machinery and materials. Hours of business have always been normal work hours – Monday to Friday 8.00 – 5.00 pm, and Saturday 9.00 – 1.00 pm although since 2011, with the storage use this has been more infrequent.
3. The existing takeaway use is separated from the offices with cavity construction (the thicker wall shown on plan) which is two skins of concrete blockwork with render finish either side forming a 50 mm cavity. The thinner wall shown is a single skin (100 mm) of blockwork with render either side which would be proposed to be upgraded with 2 x layers of 15 mm 'Gyproc SoundBloc' sound insulating plasterboard fixed to resilient bars in turn fixed to the existing solid wall with dense mineral fibre infill – in accordance with the Building Regulations. It is also worth noting that the rear portion of the take-away that abuts the proposed shower area is currently used for storage – the kitchen and prep area is sited towards the centre of their part of the building.
4. My client has no evidence to the existing separating construction I am afraid, however, the conversion works will need to be the subject of a 'change of use' application under the Building Regulations and will as such need to comply with 'Approved Document E' in relation to satisfactory sound insulation provision between the units. Pre-completion sound testing will need to be undertaken to justify this as and where directed by Building Control.

I hope that this gives you enough information to enable you to make your recommendation on this application, however, by all means contact me if you have further queries.

Kind regards,

Chris Moore

BSc (Hons), C.Build E MCABE
Sussex Building Consultancy Limited
3 Northcote Road
BOGNOR REGIS
PO21 5LZ

From: Maria Tomalova [REDACTED]
Sent: 08 June 2020 15:08
To: Chris Moore <[REDACTED]>
Subject: BE/40/20/PD

Chris,

Have you seen the comments of EH Officer.

There are some requirements; would you be able to provide what she needs?

In order to make a better assessment of the potential for noise disturbance please could the applicant provide details of the location of the current extract system for the takeaway business in relation to the proposed domestic dwelling and more details on what the workshop is used for – is it part of a business or residential workshop, what hours does it operate and what is it used for?

The applicant states that there is ample sound insulation between the proposed dwelling and takeaway business, if the applicant has any documents or proof of this I would be interested to see them.

Kind regards

Maria

Maria Tormalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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