

Environmental Health Consultation Response

To	Hebe Smith
Date	07-08-2026
Planning Ref	BR/134/26/PL
Site Description	21 Longford Road Bognor Regis West Sussex PO21 1AB
Date of Application	2026-08-04 00:00:00
Category	Application
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have reviewed the above application for the change of use from a dwellinghouse (Use Class C3) to an 8-bedroom, 8-person House in Multiple Occupation (Sui Generis), including a rear extension and loft conversion. I note that the application site is located within CIL Zone 4 (Zero Rated) as other development.

The proposed change of use has the potential to increase internal noise transmission within the property due to the greater number of unrelated occupants independently using the premises compared with occupation by a single household. Given the age and likely construction of the property, I am concerned that increased activity levels may result in adverse noise impacts on adjoining residential occupiers and therefore harm residential amenity. Should planning permission be granted, I would recommend the following condition:

Conditions Recommended:

PCEHN12 : Proposed development adjacent to existing noise sensitive dwelling

The change of use hereby permitted shall not begin until a scheme for protecting the existing noise sensitive residential dwellings adjacent to the proposed HMO has been prepared by a competent person and submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the development opens for business and retained and maintained

in perpetuity. The scheme shall be designed to achieve a minimum airborne sound insulation value of 50dB (DnT, w + Ctr) for floors/ceilings and 48dB (DnT, w + Ctr) for walls.

The applicant should review the Planning Noise Advice Document – Sussex, November 2023:

<https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n19846.pdf&ver=24686>

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE SP1. This must be a pre-commencement condition because it is necessary to have such measures in place before the development is occupied.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
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Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response BR-134-26-PL - 21 Longford Road, Bognor Regis, West Sussex, PO21 1AB

Planning Response BR-134-26-PL - 21 Longford Road, Bognor Regis, West Sussex, PO21 1AB

Hi Hebe,

Please find attached EH planning response for the above application.
Kind Regards

Chris White
Environmental Protection Officer, Environmental Health
Arun District Council

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Council Information:

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