

JJR Designs  
Suite 6a  
Church House  
94 Felpham Road  
Felpham  
PO22 7PG

Date: 2nd December 2025

Please ask for: Hebe Smith  
Tel: 01903 737626

Your Ref:

Our Ref: BR/179/25/DOC

Dear Mr Stefanski,

**Town & Country Planning Act 1990 (as amended)**

**Town and Country Planning (Development Management Procedure) (England) Order 2015**

**Approval of details reserved by condition imposed under BR/42/22/PL relating to conditions 4-internal noise levels and 10-bird boxes.**

**Prince of Wales Public House 1 Highfield Road Bognor Regis PO22 8BQ**

Notification regarding the above application:

**Condition Number 4**

Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the 'Indoor ambient noise levels for dwellings' guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014 and shall be complied by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the accommodation and be retained thereafter.

Reason: To protect the amenity of future occupants in accordance with policy QE DM1 of the Arun Local Plan. This is required to be a pre-commencement condition because some measures may need to be built into the fabric of the building and the building is already above damp proof course (DPC) level so that cannot be used as a trigger instead.

**Decision:**

Arun District Council have decided to **APPROVE details reserved by this condition**

The scheme to demonstrate acceptable internal noise levels and ventilation has been assessed and found to be acceptable. It is noted that the condition required details of the scheme to be submitted prior to commencement, and the development has now been completed. Nevertheless, the details submitted are acceptable and, in this instance, the condition is not considered to go to the heart of the

permission. Therefore, the condition is discharged on the basis that the development is maintained in accordance with the following details:

- Acoustic Report 21/10/2022
- Mechanical Ventilation Heat Recovery Ground Floor Rev P3
- Mechanical Ventilation Heat Recovery First Floor Rev P6
- Mechanical Ventilation Heat Recovery Roof Rev P5
- Commissioning Certificate MVHR 1
- Commissioning Certificate MVHR 2
- Commissioning Certificate MVHR 3
- Commissioning Certificate MVHR 4
- Commissioning Certificate MVHR 5
- Commissioning Certificate MVHR 6
- Commissioning Certificate MVHR 7
- Commissioning Certificate MVHR 8

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC', followed by a small dot.

Neil Crowther  
Group Head of Planning