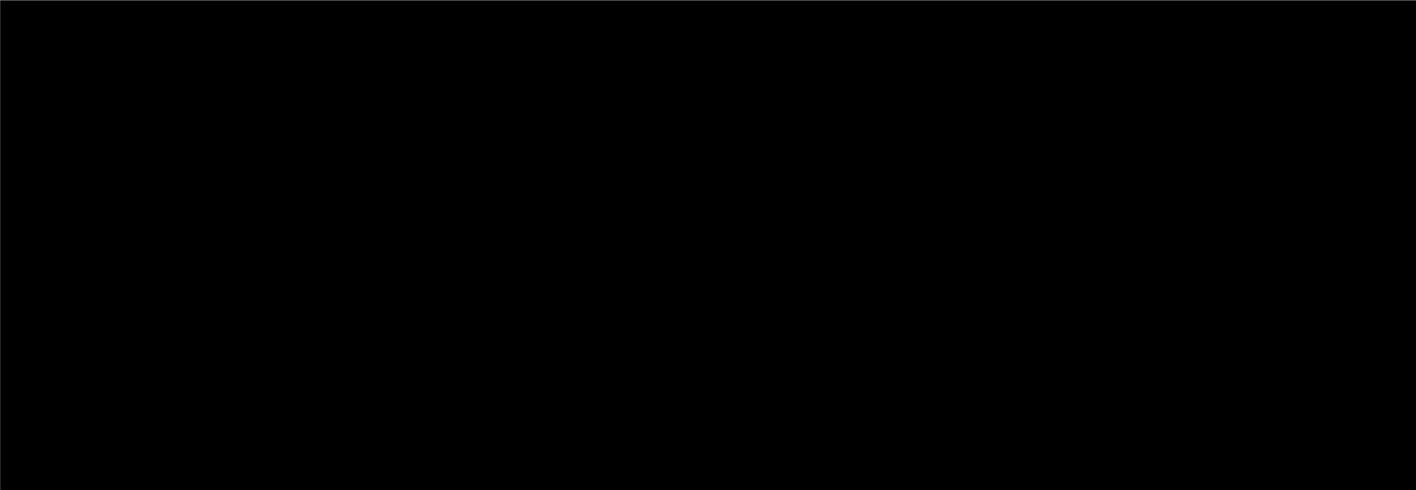



From: Joanne Lewis <Joanne.Lewis@arun.gov.uk>
Sent: 28 February 2020 14:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/351/19/PL

I refer to the above application and recommend that the following conditions are included on any planning permission;

- Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars / vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

- The site is identified as being affected by road traffic noise according to the DEFRA Road Noise Maps and is relatively close to the university campus and Butlins resort. In order to protect future occupiers from this noise the following conditions should be included;

- Prior to the commencement of the development hereby approved, a scheme shall be submitted to and approved by the Local Planning Authority 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.

Details shall be compiled 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 premises and a test carried out on completion to ensure the required levels are met. All parts of the approved scheme shall be retained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

- Prior to the commencement of the development hereby approved, a scheme to demonstrate that the external noise levels within the curtilage of residential units will conform to the "Design criteria for external noise" upper guideline value of 55 dB $L_{Aeq,T}$ as specified within section 7.7.3.2 of BS 8233:2014. The scheme shall be compiled by a competent acoustician and be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

- The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio. As the proposed development is being renovated to residential, the Council need to be satisfied that if any asbestos previously identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Local Planning Authority prior to any works commencing.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

- The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

For further information please contact the Environmental Health Department on (01903) 737555

Joanne Lewis

Please note my normal working days are Wednesday, Thursday and Friday.

Joanne Lewis | Senior Environmental Health Officer, [Arun District Council](#) | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37666 | External: +44 (0) 1903 737666 | E-mail: joanne.lewis@arun.gov.uk

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 10 February 2020 14:49

To: EH Planning Consultations [REDACTED]

Subject: Planning Consultation on: BR/351/19/PL

To: Environmental Health - Planning consultation

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

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

Planning Permission

APPLICATION NO: BR/351/19/PL

Registered: 28th January
2020

Site Address: 65 Upper Bognor Road (Charlotte House 71 & 71A Upper Bognor
Road, 67 & 69 Upper Bognor Road Bognor Regis PO21 1HR

Grid Reference: 494178 99626

Description of Works: Erection of 2 No. live-work units; change of use of existing student accommodation including internal alterations to form 2 No. dwellings, 2 No. new windows, new staircase & replacement of roof on outbuilding; reconfiguration of existing dwellings, replace existing timbers & roof joists on first floor; change of use from medical centre/offices to 2 No. flats & workshop. creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, creation of areas for parking & storage for bins & cycles. This application affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 12-MAR-20.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is James Cross who can be contacted on telephone number 01903 737784.

Regards
Planning Officer

consultee_email
