

From: Amanda Scholes on behalf of Planning.Responses
Sent: 08 March 2021 10:57
To: Planning Scanning
Subject: FW: BR/8/21/RES

Amanda Scholes

T: 01903 737453
E: amanda.scholes@arun.gov.uk



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 08 March 2021 10:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BR/8/21/RES

Further Environmental Health Comments

From: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>
Sent: 05 March 2021 17:57
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BR/8/21/RES - For Review & Action

Dear Simon,

Environmental Health are satisfied with the response and have no further comments.

Regards

Fiona

Fiona Fitzgerald
Senior Environmental Health Officer
Environmental Health

T: 01903 737674
E: fiona.fitzgerald@arun.gov.uk



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 04 March 2021 15:43
To: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>
Subject: FW: BR/8/21/RES - For Review & Action

Fiona,

I am being chased for a response. Can you look at this one and let me have your comments.

Thanks

From: Simon Davis
Sent: 16 February 2021 13:17
To: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>
Subject: FW: BR/8/21/RES - For Review

Hi Fiona,

When you are back, can you have a look at the below email and attachments which have been received in response to your objection as dated 02/02/21.

Thanks. Simon.

From: Richard Stefanski
Sent: Friday, February 12, 2021 5:07 PM
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Alex Burrows [REDACTED]
Subject: RE: BR/8/21/RES

Dear Simon

Hope all's well.

I understand you are preparing a Committee Report this week for Appeal Hearing, please could you contact me on Monday to discuss the attached plan. I can confirm the following adjustments:

Unit G.1

- Floor plan revised. Adjusted from a 5-person 3 bed to a 4-person 2 bed.
- Window located in the living/kitchen dining, along the north west elevation, kept fixed shut, standard thermal double-glazing (which provides a sound reduction of RRAIL = 36dB) will be sufficient to ensure compliance with the requirements of BS8233 for daytime and night time periods. The room benefits from openable windows along the south east elevation. The windows are large enough to provide adequate purge ventilation.
- Bedroom 1 & 2 are located, with openable windows along the south east elevation.

Unit G.2

- No Change

Unit 1.1

- No Change

Unit 1.2

- No Change

Unit 1.3

- No Change

Unit 2.1

- No Change

Unit 2.2

- No Change

Unit 2.3

- No Change

Unit 3.1

- Window located in the living/kitchen dining, along the north west elevation, kept fixed shut, standard thermal double-glazing (which provides a sound reduction of RRAIL = 36dB) will be sufficient to ensure compliance with the requirements of BS8233 for daytime and night time periods.. The room benefits from openable windows along the south east, and south west elevation. The windows are large enough to provide adequate purge ventilation.

Unit 3.2

- No Change

I note within the Noise and Vibration Assessment, composed by Acoustic Associates Sussex Ltd, The noise assessment shows that the LAeq,T sound levels for the daytime period (07:00hrs - 23:00hrs) and night time (23:00hrs - 07:00hrs) due to train pass-by events alone are such that utilising standard thermal double-glazing (which provides a sound reduction of RRAIL = 36dB) will be sufficient to ensure compliance with the requirements of BS8233 for daytime and night time periods within residences so long as windows are closed. However, if Bedrooms are to be located on the façade facing the railway line, glazing capable of providing a sound reduction of RRAIL = 45dB would be required to satisfy the night-time Lmax requirements of the ProPG Planning and Noise. Background Ventilation will also need to be achieved by an acoustically enhanced system such as acoustic trickle vents, acoustic air bricks or sound attenuated mechanical ventilation.

It should be noted that the attached design, in most cases, uses buffer-zones to protect habitable rooms. The buffer-zone is created using bathrooms, utility, kitchens, and halls. They are used in this design on the most exposed elevation. In addition, further to this recent adjustment, no bedrooms have windows within the north west elevation.

Whilst writing, we have concerns regarding the render on the north west elevation. We would like to discuss a brick finish on this elevation for maintenance, and aesthetic purposes. We are keen to have a building that looks good throughout the year, render in this location is hard to maintain.

I look forward to discussing with you on Monday. Once we are in agreement that the layout is acceptable, we will update the information immediately and submit updates.

Kind regards

Richard

Richard Stefanski

JJR Designs - Architectural Services

Suite 6a, Church House, 94 Felpham Road, Felpham, West Sussex, PO22 7PG

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: Wednesday, February 3, 2021 12:36 PM

To: Richard Stefanski [REDACTED]

Subject: BR/8/21/RES

Dear Richard,

Please note that I have had an objection from Environmental Health stating that:

With reference to Environmental Health's comments on the original application (BR/142/18/OUT), Environmental Health objects to this application as the layout has habitable rooms facing the railway which will mean that BS8233 will only be met if the windows are kept closed. This application therefore does not follow the principles of good acoustic design within ProPG.

Please note that this was raised at the outline stage and indeed formed part of an informative 12 on the decision notice. I therefore write to request that you amend the floor plans/building layout to remove habitable rooms from the elevation backing onto the railway line. Please provide amended plans by the 17th February or if you need longer, advise me when you need until.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk



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