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1st June 2020

Pamela Fentiman
21 The Plantation
East Preston
BN16 1LD

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: EP/38/20/HH
Site Address: 23 The Plantation East Preston BN16 1LD
Description of works: Single storey rear extension and conversion of roofspace to habitable use to include front, side and rear rooflights.

Thank you for your internet representation made on 29th May 2020 which has been recorded as no objection with the comments as follows:

OWPC27327

1.1 I am the owner of 21 The Plantation, East Preston. This is my sole residence. [REDACTED]

1.2 The application property, 23 The Plantation, forms part of a pair of semi-detached bungalows together with my property.

1.3 I do not object to the extension however I am very concerned about the following points:-

1.4 The acoustic separation between the two bungalows. I can hear televisions and even talking from my neighbors in the current configuration. I am concerned that unless mitigating measures are taken during the conversion I will suffer a significant loss of amenity due to domestic noise pollution.

I would request that an acoustic condition is included in any permission to require an acoustic assessment of the impact of noise, to include a scheme for protecting against noise disturbance including measures to ensure that the party wall is upgraded to at least meet PART E (Resistance of Sound) of the Building Regulations. The minimum level of airborne sound resistance for dividing walls between homes is 43dB, and 64dB for floors and stairs in conversion projects. Prior to completion a sound test be undertaken, and the test result submitted and approved by the Local Planning Authority, to demonstrate that the attenuation measures proposed in the scheme meet the good standard within BS8233:2014

1.5 I would request that a condition regarding permitted hours onsite be included restricting works to 9am - 5pm Monday - Friday.

1.6 At the rear of the properties no consideration has been given to the existing arrangement of the two rear extensions the roofs of which are joined.

There will need to be a party wall award under the Party Wall Act to work through these issues and I would request that submitting a copy of the award to the Local Planning Authority be included as a pre-commencement condition.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.