

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 November 2020 08:45
To: Planning Scanning
Subject: FW: 15 Beach Road, Littlehampton, BN17 5HZ- LU/295/20/PL

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Craig Milligan <Craig.Milligan@arun.gov.uk>
Sent: 18 November 2020 15:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: 15 Beach Road, Littlehampton, BN17 5HZ- LU/295/20/PL

Planning Application Reference: LU/295/20/PL

Address: 15 Beach Road, Littlehampton, BN17 5HZ

Proposal: Full planning application incorporating permitted change of use of part of existing office (A2 Professional & Financial Services) & use to form 2 No. dwellings (C3 Dwelling houses) on the two upper floors (resubmission following LU/107/20/PL). This site is in CIL Zone 4 (Zero Rated) as flats

Dear Anita,

With regards to the above proposal, I have the following comments to make.

Noise

Having now reviewed the document entitled '*Permitted development Commercial Noise Assessment*' I can confirm that I find the methodology, calculations, findings and recommendations to be reliable in my professional opinion. I therefore recommend that the following condition is attached to any permission granted:

- The building envelope shall achieve a Sound Reduction (SRI) of 30dB(A). Before any residential unit is occupied, a test shall be undertaken by a competent acoustician and submitted to the Local Planning Authority to demonstrate compliance with this level. Where it is found that the target SRI is not met, works shall be carried out followed by further testing to ensure the target SRI value is met prior to first occupation. The Sound Reduction components/qualities of the building envelope must be retained in perpetuity thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031.

Asbestos

- The development hereby permitted shall not begin until a scheme to address the management and/or safe disposal of asbestos and asbestos containing materials has been submitted to and approved in writing by the local planning authority. The scheme shall include details of, where necessary, an asbestos identification survey by a qualified contractor, measures to be adopted to protect human health and the preferred asbestos disposal route, unless the local planning authority dispenses with any such requirement specifically in writing.

Reason: To protect the health of site workers and future occupiers of the site.

Sound Insulation

I have noted that the proposed layout of the 2 self-contained flats is arranged such that bedrooms are vertically adjacent to living rooms and Kitchens (bedroom in Flat A is directly below kitchen in Flat B, bedrooms in Flat B are directly above living room in flat A), it is therefore recommended that uprated acoustic measures are required in the floors/ceiling between residential units to mitigate against noise transfer. As the ground floor use is to remain commercial, it is also appropriate to install uprated acoustic insulation to protect the residential usage from noise transfer. I therefore recommend the following condition be attached to any permission granted:

- The sound insulation of the floor / ceiling between the ground and first floor; and the sound insulation of the floor / ceiling between the first and second floors shall achieve a minimum airborne sound insulation value of 50 dB ($D_{nT,w} + C_{tr}$). Before the residential unit is occupied, a test shall be undertaken by a competent acoustician and submitted to the Local Planning Authority to demonstrate compliance with this level.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031.

Delivery Hours

- No commercial goods shall be loaded, unloaded, stored or otherwise handled and no vehicles shall arrive or depart, within the application site outside the hours 07:00 to 19:00 Monday to Friday, 08:00 to 18:00 Saturday or at any time on Sunday or Public or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031.

Thank you for your consultation,

Sincerely, Craig

Craig Milligan
Senior Environmental Health Technician
Technical Services

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