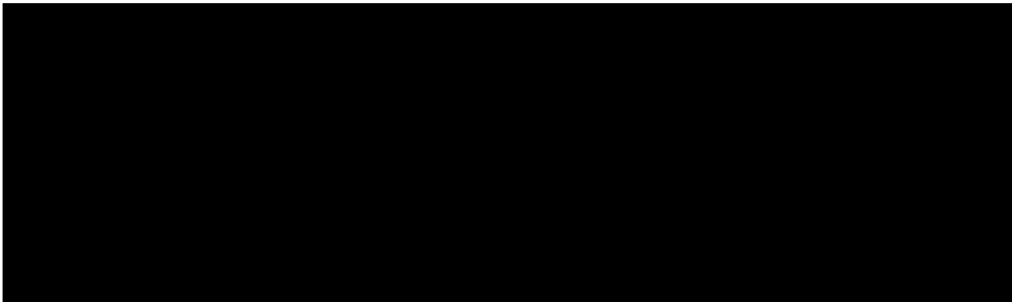




Environmental Health:

Noise: I have visited this site once the flats were completed and experienced at first hand, the high level of noise exposure in a lounge and bedroom to the north and west of the site, at ground floor level, with windows open. In my opinion, extending the roof height will only mean that residential units are brought closer to the predominant source of noise, the road. However, should you be minded to allow this development to go ahead, then a system of acoustically treated forced air ventilation should be provided as recommended in respect of the original site application, i.e. System 3 or System 4 whole dwelling ventilation as defined in Approved Document F of the Building Regulations. This shall be in addition to specified acoustic mitigation noted in the Acoustic Report, Project Number J2327, dated 19th March 2020. Air intake should be from the least polluted façade of the building, i.e. furthest away from the road.

Reason: In the interests of the amenity

Construction Management Plan.

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, The Local Planning Authority. The Approved Plan shall demonstrate precautions to be taken to minimise the potential disturbance to neighbouring residents during the demolition/construction phase of the development, particularly in respect to noise, vibration and dust and be adhered to throughout the construction period. The Plan shall provide for :

- a. An indicative programme for carrying out the works
- b. The arrangements for public consultation and liaison during the construction works.
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method since foundation piling is likely to occur, the careful selection of plant and machinery and use of noise mitigation barriers.
- d. Detail of any flood lighting, including location, height, type and direction.
- e. The parking of site operatives and visitors
- f. Loading and unloading of plant and materials
- g. Storage of plant and materials used in construction and development
- h. Wheel washing facilities
- i. Measures to control the emission of dust and dirt during construction

Reason: In order to safeguard the amenity.

Hours of operation: No machinery shall be operated, no process shall be carried out and no deliveries taken, or despatched from the site outside the following times:-

7:00 to 18:00 hours on Mondays to Fridays inclusive; 8:00 to 13:00 hours on Saturdays: Not at any time on Sundays, Public or Bank Holidays.

Reason: In the interests of the amenity

Lighting – External lighting in association with this development shall comply with the institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2 - Rural

Reason: In the interests of the amenity

Electrical Vehicle Charging Points - 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 prior to occupation of any of the dwellings, and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently 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."

Informatives

1. Fire Safety

- Appropriate fire precaution facilities and equipment must be provided of such type, number and location as are considered necessary. Guidance on fire safety is contained in the LACORS guidance document – "Housing – Fire Safety, Guidance on fire safety precautions for certain types of existing housing"
- 30min fire resisting escape route, which would include providing a 30 minute fire resisting and self-closing fire door to each flat entrance and lining the under stairs cupboard located on the ground with fire-resistant materials, including the walls, floor, ceiling, door and spandrel wall
- A mixed Grade A, LD2 and Grade D1, LD3 fire system should be maintained and installed.

Grade A, LD2 system:

- Interlinked detection throughout the escape route
- Interlinked detection to the ground floor under stairs cupboard (if housing anything electrical)
- Interlinked heat detection to each self-contained flat

Grade D1, LD3 system:

- Non-interlinked mains-wired smoke alarms with integral battery back-up to each self-contained flat
- Emergency lighting may be required to the escape route as there does not appear to be any windows or borrowed light to the first and second floor landings/staircase

2. Ventilation

- Any kitchens without a window for natural ventilation should have adequate mechanical extraction
- All bathrooms should have adequate mechanical extraction in place, regardless of an openable window casement

3. Housing Health and Safety Regulations

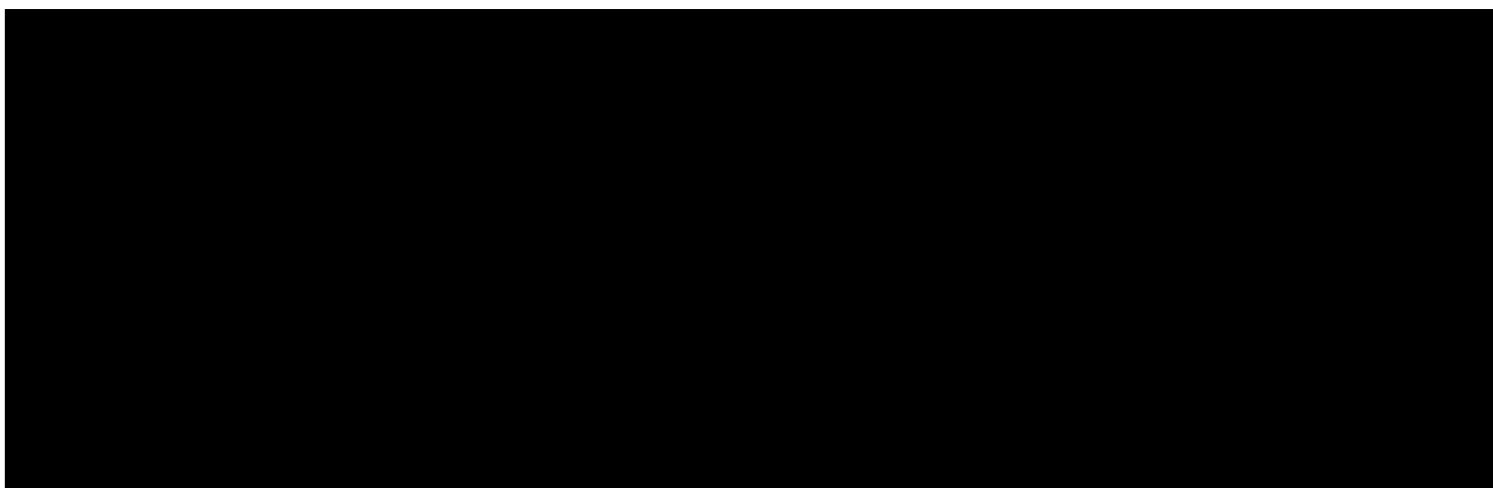
- Ensure the guarding to the Juliet balconies does not extend less than 1100mm above the balcony/indoor floor level, is not constructed as to facilitate climbing by young children and has no openings greater than 100mm

4. General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards

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 737500.

No grant of Planning or Building Regulations approval is implied



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: LY/5/20/PL

Registered: 13th March
2020

Site Address: Roseland The Causeway Arundel BN18 9JL

Grid Reference: 502403 106413

Description of Works: Removal of roof structure & 1 No. flat in roof space & construction of 2 No. new flats & 1 No. replacement flat in roof. This application is a Departure from the Development Plan.

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 18-APR-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 Mrs A Gardner who can be contacted on telephone number 01243 777777

Regards
Planning Officer

consultee_email
