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From: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>

Sent: 30 January 2023 10:57

To: Jessica Riches <Jessica.Riches@arun.gov.uk>

Subject: RE: WA/56/22/PL

Hi Jess,

Sorry for the delay in replying. I have forwarded the part regarding the windows/ventilation to Private Sector Housing for their comments and will forward them to you as soon as I receive them.

With regard to the response regarding noise implications from the retail unit, in light of the applicant's response, Environmental Health would require the following condition to be placed on any permission given:

Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment including fans, ducting and external openings, compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the Local Planning Authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the measured background sound level when assessed by a competent acoustician using BS 4142:2014, at any adjoining or nearby noise sensitive premises.

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

Regards

Fiona

Fiona Fitzgerald
Senior Environmental Health Officer
Environmental Health

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E: fiona.fitzgerald@arun.gov.uk



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From: Jessica Riches <jessica.riches@arun.gov.uk>
Sent: 18 January 2023 17:51
To: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>
Subject: RE: WA/56/22/PL

Hi Fiona,

I just wanted to follow up on this and can see I have not emailed you with the applicant's response – sorry! There were a couple of points which you picked up on – the answers are below:

- *Environmental Health are concerned about noise implications from the retail unit. Please could you locate where the fridges/any noisy retail machinery are in retail area*
 - See drawing No. FON-BLOCKA-PARK Rev. D – plant now to be located away from the building, between service area and Co-op Bin store
- *There is some concern over natural lighting and ventilation where our housing officer has suggested that the window fall short of the 1/20th of the floor area.*
 - The Bedrooms with the narrow (600mm wide) windows have been considered. The purge ventilation does comply (Floor area in both is 11.5m² requiring 0.575m² actual opening is 0.601m²). The other issue is the amount of natural light into the bedrooms. To correct this the width of these windows will increase to the maximum of which would be 910, making the windows 910x1350mm. This will greatly improve the natural light and give a much more comfortable purge ventilation area with both lights being operable.

Could you see if this is sufficient for you? I don't think they know where any fridges will be within the layout from co-op, so is this something that could be conditioned?

Thanks,
Jessica Riches *(She / Her)*
Principal Planning Officer
Strategic Development Team, Planning

T: 01903 737852
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From: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>

Sent: 09 September 2022 08:47

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

Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>; Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>; Louise Crane <Louise.Crane@arun.gov.uk>

Subject: WA/56/22/PL

Dear Planning,

Please see comments from Private Sector Housing Officer Chantelle Bashford below.

Until the natural lighting/ventilation issues are resolved, and the noise information previously requested is provided, Environmental Health **object** to this application.

Regards

Fiona

Fiona Fitzgerald
Senior Environmental Health Officer
Environmental Health

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From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>

Sent: 08 September 2022 16:03

To: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>

Subject: RE: WA/56/22/PL - this bedroom window looks awfully small to me - are PSH happy with it? Have added you as 2nd officer in the planning app on Tascomi

Hi Fiona

With regards to the bedroom window in question (bed 1 first floor), the window should be equivalent to 1/20th of the room's floor area which this looks like it may fall short of; this is for ventilation purposes.

There appears to be a rooflight so it is likely that additional natural lighting would be provided into the room, but it is not clear whether it is an openable casement and could provide an additional means of ventilation.

Consideration also needs to be given to potential unwanted light into the bedroom via the rooflight so it does not cause disruption to sleep. It is possible that unwanted light may penetrate the room naturally or via street lighting, therefore measures should be taken to ensure the occupant is able to block the light out if they wanted to, for example via a blind.

I hope that helps.

Kind regards,

Chantelle Bashford (her/she)

Houses in Multiple Occupation Officer, Private Sector Housing & Public Health

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