Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0036
Roundstone Park, Worthing Road, Southwater, West Sussex, RH13 9JG

DESCRIPTION:
Application for Approval of Details Reserved by Condition 8 to approved application DC/22/0096

RELEVANT PLANNING HISTORY:

DC/22/0096	Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.	Application Permitted on 20.02.2024

PLANNING ASSESSMENT
Planning Application DC/22/0096 was granted consent on 20.02.2024. This permission was for the following:

Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.

Consent is sought to discharge the details reserved by condition 8, which reads as follows:

Pre-Commencement Slab Level Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a revised Noise Assessment has been submitted, with details of appropriate ventilation, has been submitted to and approved by the Local Planning Authority in writing. The approved details hereby permitted shall be implemented prior to occupation and thereafter retained as such.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

To address the requirements of condition 8, the applicant has submitted an Acoustic Assessment and an Overheating Strategy. The Acoustic Assessment identifies that the units located along the western site boundary fronting onto Worthing Road are most at risk to unacceptable noise levels. To address this, the overheating strategy details the use of construction materials to minimise internal and solar heat gains. The Overheating Strategy further details the use of mechanical ventilation measures for those rooms on the western site boundary to ensure that the internal heat levels can be maintained to acceptable levels without the opening of any windows towards Worthing Road which would otherwise comprises the internal noise levels to unacceptable levels.

The HDC Environmental Health Officer (EHO) initially raised concerns with the submitted information as not all rooms on the western site boundary had been designed to manage overheating without the use of windows which proposed internal acoustic issues. Accordingly, revised Acoustic Assessment and Overheating Strategy has been submitted which details the current approach as per the above paragraph. The EHO has assessed the revised details and confirms that revised Acoustic Assessment and Overheating Strategy are satisfactory to address the requirements of condition 8 and therefore raise no objection to the discharge of condition 8.

Officers concur with the EHO and consider the submitted revised details propose appropriate ventilation while also ensuring acceptable noise levels of the future occupations in accordance with the requirements of condition 8.

The requirements of condition 8 have been satisfied and can be discharged.

Recommendation: PERMIT

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/24/0064
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting statement	Acoustic Assessment		25/07/2024
Supporting Statement	Overheating Strategy		16/08/2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 16.08.2024

Authorising Officer sign/initial Adrian Smith Date: 19/08/2024