

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 20 March 2026 16:31:38 UTC+00:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application  
DM/26/0481

## Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 20/03/2026 4:31 PM from Mr Nick Bennett on behalf of Environmental Protection.

### Application Summary

|               |                                                                                                                                                                                                                                                                                                                               |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference:    | DM/26/0481                                                                                                                                                                                                                                                                                                                    |
| Address:      | Natwest 15 London Road East Grinstead West Sussex RH19 1AJ                                                                                                                                                                                                                                                                    |
| Proposal:     | Change of use of first and second storey floorspace of the existing building from commercial (Class E) use to 8 x HMO bedrooms (Sui Generis) use with associated communal facilities, double storey front extension, single storey rear extension, new rooflight, extension of existing wall and a new flat roof to the rear. |
| Case Officer: | Caroline Grist                                                                                                                                                                                                                                                                                                                |

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### Comments Details

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|           | The proposed development is for residential premises on London Road. The proximity to the road means that, in order to avoid adverse noise impacts, windows may need to be kept closed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Comments: | The National Planning Policy Framework encourages improved standards of design, and ProPG: Planning and Noise was published in May 2017 in order to encourage better acoustic design for new residential schemes in order to protect future residents from the harmful effects of noise. An example of good design in such circumstances might include altering the internal layout in order to provide sheltered, and therefore quieter, facades for habitable rooms, especially bedrooms. The location of non-habitable rooms such as bathrooms, kitchens and hallways or circulation areas as buffers between the noise source/s and habitable rooms may be |

required.

It is our view that Good Acoustic Design, as advocated within National Policy, includes ventilation and overheating assessment and should be a fundamental consideration in the design of schemes. Closed window type solutions should be considered only as a last resort and should be accompanied by a satisfactory Acoustic Design Statement (as per ProPG) and usually an appropriate overheating assessment (ie conducted in accordance with Acoustics Ventilation and Overheating (AVO) Residential Design Guide (January 2020) and / or CIBSE's Design Methodology for the Assessment of Overheating Risk in Homes TM59: 2017).

In a recent (Nov 23) Appeal Decision where noise was one of the relevant issues, the Inspector made the following comments (APP/C3810/W/23/3318827):

It is reasonable that future residents of the development would expect to be able to open their windows, particularly in fine weather. Being able to open windows (and patio doors) in a dwelling is an essential part of everyday life, and something which most people take for granted. Forcing future residents to make a choice between opening windows and tolerating road noise at the levels identified in the Appellant's noise evidence would create an oppressive living environment, inconsistent with the principles of good design.

The development referred to was adjacent to the A27, but the principle that the Inspector refers to is clear – occupiers should not have to choose between fresh air and a noise environment within safe levels.

It is for this reason that closed windows solutions are viewed as a last resort and should only be considered once it has been demonstrated that there is no other option. This is the purpose of the ADS as per ProPG. For this development, there is not enough information to determine whether noise will be a significant issue, and whether the design may need to be changed.

Accordingly, the following conditions are recommended:

Soundproofing – Prior to development starting on site, details of a scheme for protecting the proposed dwellings from external traffic noise shall be submitted to and approved in writing by the LPA. The scheme shall ensure that, upon completion of the development, good acoustic design (GAD) will be used to achieve good acoustic standards. Once approved in writing, all the noise mitigation measures shall be implemented and thereafter retained.

Informative - A good acoustic design process should be followed in accordance with 'Professional Practice Guidance on Planning and Noise: New Residential Development' (May 2017 or later versions) to ensure that the internal noise criteria are achieved with windows open. Where the standards above cannot be achieved following GAD and with windows open, only then shall the scheme show how those standards will be met with windows closed and how adequate

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ventilation and cooling will be provided.

Construction Management - Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: measures to control noise or vibration affecting nearby residents; artificial illumination; dust control measures in accordance with best practice. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

REASONS: In the interests of residential amenity and in accordance with Policy DP29

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Kind regards