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Sent: 28 March 2025 16:17:20 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/24/2875

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 28/03/2025 4:17 PM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/24/2875
Address:	24 Royal George Road Burgess Hill West Sussex RH15 9SE
Proposal:	Planning application to retain the commercial unit on the ground floor and provide three apartments. The internal layout will be reconfigured with some alterations proposed to the fenestration and roof. Amended drawings received on 05.03.2025.
Case Officer:	Rachel Richardson

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Comments Details

Comments:	I have reviewed the acoustic report by Acoustic South East, reference J3960, dated 23rd of December 2024, for the planning application to retain the commercial unit on the ground floor and provide three apartments at Royal George Road.
	The report shows that on the façade overlooking Royal George Road, the daytime sound levels were recorded at 62dB LAeq,16 hour (07:00-23:00 hours), and the nighttime sound levels were recorded at 54dB LAeq, 8 hours (23:00-07:00 hours). Sound levels reduced by up to 17dB around other facades of the building. As part of the design, no bedrooms overlook the busier Royal George Road, indicating good acoustic design.
	Additionally, the report shows that the proposed first-floor terrace/external amenity area is likely to meet BS8233:2014 and

WHO Guidelines for Community Noise (1999, revised 2018).

In order to protect future residents, the building can use standard thermal double-glazing products with an R_{traffic} of at least 25dB(A). The report notes that some of the windows will need replacing as they are in poor condition. Additionally, acoustic through-frame trickle vents with a $D_{\text{new}} + C_{\text{tr}}$ rating of at least 33dB are recommended for alternative ventilation methods.

Enhanced soundproofing is required between the ground floor commercial space and the ground floor residential space (horizontal soundproofing) and first-floor habitable rooms (vertical soundproofing) due to the potential noise from the commercial unit. The required sound insulation performance is a minimum of 48dB $D_{\text{nTw}} + C_{\text{tr}}$ between the ground floor commercial and the ground floor flat 1 and first-floor flat 2.

Based on the information in the report, I would recommend approval with conditions.

Recommendation for Approval with Conditions:

1. The development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority a report by a competent person demonstrating that post-completion testing has been carried out to show that sound attenuation measures between commercial and residential areas are effective and achieve a minimum airborne sound insulation value of 48dB ($D_{\text{nTw}} + C_{\text{tr}}$ dB). This shall be submitted to the LPA and approved in writing.
 2. The developer should ensure that glazing products used have an R_{traffic} of at least 25dB(A).
 3. The developer should ensure that vents installed have a $D_{\text{new}} + C_{\text{tr}}$ rating of at least 33dB.
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Kind regards