

From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 19 May 2021 10:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: AW/130/21/PL

Dear Planning,

Comments from Private Sector Housing, based on the assumption each of the two dwellings are to be occupied as single rental households and not multiple occupancy with sharing of amenities. Furthermore, in relation to the Annexe, the following comments are based on the assumption that the sole means of access and egress is via the kitchen, with all other openings from the Annexe being windows:

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”
- A room where the only escape route is through another room is termed an “inner room” and poses a risk to its occupiers if a fire starts unnoticed in the outer room. The escape route from the Annexe living room and Annexe bedroom appears to be via the kitchen, which would be unacceptable as the sole means of escape. This can be overcome by ensuring that the windows in the Annexe living room and Annexe bedroom meet the requirements of escape windows. An externally opening door with a thumb turn device fitted is advisable to provide for a suitable secondary means of escape from the lounge or bedroom and where these doors are made available, this in turn will mean the lounge and bedroom areas (where fitted) would no longer be classified as inner rooms. Where escape windows are fitted, care must be taken to ensure they are of adequate size, they open to level and unobstructed areas and lead to a place of ultimate safety. It is difficult to ascertain if there would be an obstruction outside of the Annexe bedroom and this must be considered when escape windows or doors are fitted. Further guidance can be found in the LACoRS housing fire safety guidance.
Where an externally opening door with thumb turn device is not available to the inner room, a fire door conforming to FD30S standard must also be installed between the inner and outer rooms.
- There should be adequate fire separation between the main house and the Annexe. This should be 60 minutes fire resistance horizontally and vertically. If this cannot be achieved,

an interlinked fire alarm and detection system must be installed to provide coverage and warning between the two dwellings*

Annexe:

- Grade D, LD2 fire alarm and detection system,
 - o interlinked mains wired smoke alarms with integral battery back-up located in the Annexe Hall and in the Annexe Living RoomIt is also recommended to install an interlinked heat alarm with integral battery back-up in the Annexe kitchen

Main House:

- Grade D, LD2 fire alarm and detection system,
 - o interlinked mains wired smoke alarms with integral battery back-up located on each level (ground and first floors). It is also recommended to install an interlinked heat alarm with integral battery back-up in the kitchen.

* Where inadequate fire separation exists (less than 60 minutes) between the two dwellings, there must be one Grade D, LD2 system, providing coverage to and interlinking between the two properties.

- Install thumb-turn devices on the following externally opening doors:

Main House – both front doors (porch door and internal door) and the kitchen door.

Annexe – Annexe kitchen door and any secondary door fitted in accordance with the inner room requirements, as set out above.

Room Sizes

- Room sizes should meet the minimum standards.
- The floor to ceiling height must be at least 2.1 metres from floor to ceiling over at least 50% of the floor area when measured at a height of 1.5metres from the floor and provide sufficient useable space.
- Note with regards to bedroom sizes:

6.51sqm – suitable for 1 person

10.2sqm - suitable for 2 persons
- Note with regards to children and how they fit into room size calculations:
Babies up to the age of 1 are discounted
Children aged 1 -10 years are classed as half a person
Children aged over 10 years are classed as a person

Houses in Multiple Occupation (HMO) Licensing

- Any property that has 5 or more people sharing facilities will require a licence from the Council and the property must meet minimum standards. Any property that has 3 or more people, but less than 5 and whom form 2 or more households and share facilities, will not require a licence, but must still meet the Council's HMO standards.

Ventilation

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.
- All habitable rooms must have an opening window, equivalent to 1/20th of the floor area, to the outside air to provide adequate ventilation. French or patio doors that have no separate openable casements, or where there is no alternative openable casement within the room, are not considered acceptable in bedrooms.

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards;
- Must meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (2020), where applicable;
- Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site;
- Must meet the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended), where applicable;

No grant of Planning or Building Regulations is inferred or implied and it should be noted that the Housing Standards, including room sizes and facilities must be complied with. In cases where it is found that Housing Standards have not been met, this may result in enforcement action being taken by the Private Sector Housing department.

Kind regards

Martin Hill

Martin Hill

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

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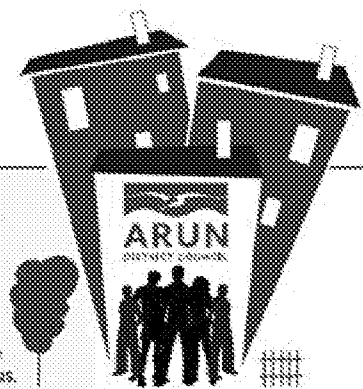


**It is a criminal
offence to operate
a licensable HMO
without a licence**

Landlords must apply for a mandatory HMO licence if their property is occupied by five or more people in two or more households regardless of the number of storeys.

If you own/manage a house in multiple occupation subject to the new legislation and require more information please visit www.arun.gov.uk/hmo

If you suspect an HMO is operating without a licence, or are concerned about the standards of an HMO, please contact us.



Please note that during the continuing Coronavirus pandemic and with National and regional restrictions in place including working remotely there may be limited access to incoming mail, so if possible, please send all correspondence via e-mail. **Please also note that to protect staff and customers from unnecessary potential exposure to Covid-19 the team has suspended site visits and inspections at the current time except in urgent emergency situations (as assessed by the case officer) and these will only be undertaken where appropriate precautions are in place and social-distancing can be achieved.** Any inspections arranged may be subject to change or cancellation at short notice in line with any National, Regional or Council-specific guidelines and requirements or any newly imposed restrictions and Officers have the discretion to abort a visit if they consider that appropriate precautions are not in place or social distancing cannot be achieved.

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

Sent: 27 April 2021 11:34

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: AW/130/21/PL

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: AW/130/21/PL

Registered: 27th April 2021

Site Address: 10 Robins Drive Aldwick PO21 3BL

Grid Reference: 490831 99379

Description of Works: Part change of use of attached annexe from residential to rent for unrelated people. This site is in CIL Zone 4 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 27th May 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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 <https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Amber Willard

Planning Officer- Arun District Council

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