

**From:** Martin Hill  
**Sent:** 08 September 2020 11:55  
**To:** Planning.Responses  
**Subject:** RE: Planning Consultation on: AW/222/20/PD

Dear Planning,

Comments from Private Sector Housing:

According to the application, this consultation appears to relate to 16A Rose Green Road and not 14A Rose Green Road.

**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”
- There should be adequate fire separation between the ground and first floors. Where the ground floor is a commercial undertaking, a minimum 1 hours’ fire resistance must be afforded between the commercial and residential units. Where this cannot be achieved, a suitable interlinked fire alarm and detection system must be installed, having had a suitable and sufficient Fire Risk Assessment undertaken by a competent person.
- Bedrooms must be fitted with a close fitting conventional door. The kitchen and lounge areas opening on to the escape route must be fitted with a close fitting conventional door. It is unclear from the plans the intended purpose of each room.
- Grade D, LD3 fire alarm and detection system, consisting of:
  - o Mains wired smoke alarms with integral battery back-up located throughout the escape route.
  - o It is recommended that an interlinked mains powered heat alarm with integral battery back up is installed in the kitchen.
  - o It is recommended that a Fire blanket is provided in the kitchen

**Room Sizes**

- Room sizes should meet the minimum standards if the flats are intended to be rented.
- 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

## **Ventilation and windows**

- 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.

## **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 any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site;

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**  
**Houses in Multiple Occupation Officer**  
Private Sector Housing and Public Health

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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](http://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 current Coronavirus pandemic and contingency measures being implemented including working remotely there may be limited access to incoming and outgoing mail, so if possible please send all correspondence via e-mail. Please also note that to protect staff and customers from unnecessary potential exposure, apart from essential urgent emergency situations, property inspections and site visits are unable to be undertaken at this time.

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

**Sent:** 01 September 2020 09:19

**To:** EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>

**Subject:** Planning Consultation on: AW/222/20/PD

**To: Environmental Health - Planning consultation**

## **NOTIFICATION FROM ARUN DISTRICT COUNCIL**

**Town & Country Planning Act 1990 (as amended)**

**Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)**

**Application No:** AW/222/20/PD

**Registered:** 26th August 2020

**Site Address:** 14A Rose Green Road Aldwick PO21 3ET

**Grid Reference:** 490656 99315

**Description of Works:** Prior approval under Schedule 2, Part 3 Class M for the change of use of barber shop to 1 No. dwelling.

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 2nd October 2020. You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://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 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

Maria Tomalova

Planning Officer- Arun District Council

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Email: [maria.tomalova@arun.gov.uk](mailto:maria.tomalova@arun.gov.uk)

PLCONSULT (ODB) 2020