

From: Amanda Scholes on behalf of Planning.Responses
Sent: 12 November 2020 08:57
To: Planning Scanning
Subject: FW: Planning Consultation on: AW/251/20/OUT

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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Save the environment - think before you print.

From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>
Sent: 11 November 2020 14:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: AW/251/20/OUT

Dear Planning,

Please see comments below from Private Sector Housing.

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 mixed fire system comprising Grade D1, LD2 and LD3 coverage should be maintained and installed
Grade D1, LD2 system:
 - Interlinked mains-wired smoke alarms with integral tamper-proof battery back-up located throughout the escape route
 - Interlinked mains-wired heat alarm with integral tamper-proof battery back-up located within the hallway/lobby of each flat

Grade D1, LD 3 system:

- Non-interlinked mains-wired smoke alarm with integral tamper-proof battery back-up located within the hallway/lobby of each flat
- The internal escape route should provide 30 minutes fire resistance, including the provision of 30-minute fire resisting and self-closing fire doors (FD30S) to the entrance of flats 3 & 4
- Fire blankets should be provided to all kitchen areas
- Emergency lighting may be required to the internal escape route due to the lack of effective borrowed light
- The rear bedroom in Flat 2 is classed as an inner room, whereby the only escape route is through another room and poses a risk to its occupiers if a fire starts unnoticed in the outer room; particularly in this instance where the inner room in question is a bedroom and the outer room is a high-risk room. Therefore, egress via the double doors should lead to a place of ultimate safety. If egress leads into a courtyard or back garden where there is no exit, it should be at least as deep as the building is high

Room Sizes

- Note with regards to room sizes:
 - 6.5m² – suitable for 1 person
 - 10m² – 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 up to 10 years are classed as half a person
 - Children aged 10 years+ are classed as a person

Ventilation

- The rear bedroom in Flat 2 does not appear to have an openable window casement, only double doors. Consideration should be given to installing an openable window casement to enable the occupiers of the room to have better control over ventilation. This could be within the design of the door unit itself, or the double doors could be replaced with an escape window (to still provide egress from the property as this is an inner room). An escape window should only be installed if the following criteria can be met:
 - They serve rooms whose floor level is no more than 4.5m from the ground;
 - Every room served by the escape window has access to it without entering another habitable room;
 - If it is necessary to pass through the escape route to reach the window, consideration should be had to the travel distance involved;
 - Occupiers are able-bodied individuals who can reasonably be expected to exit via the window unaided;
 - There is no basement well or other encumbrance beneath the window such as railings or a conservatory;
 - The escape window is openable from the inside without the need for a key and the ground below is level and free of obstructions; and
 - The window should lead to a place of ultimate safety. However, if this leads into a courtyard or back garden where there is no exit, it should be at least as deep as the building is high
- Kitchens should have adequate mechanical ventilation

- Mechanical extraction should be provided to all bathrooms/shower rooms/en suites

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards
- Flats 2 & 4 have the potential to operate as a House/Flat in Multiple Occupation (HMO), depending on how they are occupied. If either flat becomes an HMO, it must;
 - Must meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (2020)
 - Must meet the requirements of The Management of Houses in Multiple Occupation (England) Regulations 2006
 - Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site

Kind regards,
Chantelle

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

T: 01903 737803

E: chantelle.bashford@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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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.	
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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: 28 October 2020 09:35
To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>
Subject: Planning Consultation on: AW/251/20/OUT

To: **Environmental Health - Planning consultation**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No: AW/251/20/OUT
Registered: 22nd October 2020
Site Address: 14 Princess Avenue Aldwick PO21 2QT
Grid Reference: 492444 98779
Description of Works: Outline application with some matters reserved (landscape reserved) for the proposed conversion of existing dwelling into 4 No. flats including single & two storey rear extensions & first floor extension over garage.

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 26th November 2020 . 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 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

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONSULT (ODS) 2020