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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
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**From:** Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>

**Sent:** 31 August 2021 13:56

**To:** Planning.Responses <Planning.Responses@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>

**Cc:** Carol Reynolds <Carol.Reynolds@arun.gov.uk>

**Subject:** RE: Planning Consultation on: A/64/21/PL

Dear Planning,

Please see Private Sector Housing comments below. These comments are in relation to general housing conditions and have regard to the Housing Act 2004, Housing Health and Safety Rating System (England) Regulations 2005 and LACoRS national fire safety guidance, where applicable.

### Fire Safety

- 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. Egress from bedroom 1 in Plot 29 is via the open plan living/kitchen/dining room; this can be overcome by ensuring that the window in the bedroom is an escape window and adequate fire protection is provided within the flat. N.B. 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
- Egress from all bedrooms in Plots 33, 34, 39 & 40 are also not ideal as the foot of the staircase is situated directly opposite the kitchen which has not been fitted with a door. Consideration needs to be given to either providing a door to each kitchen or to install escape windows within each bedroom, providing the above criteria can be met
  - Grade D1 interlinked fire detection should be installed to Plots 29 & 31 and Plots 30 & 32
  - Fire blankets should be provided to all kitchen areas

### **Room Sizes & Layouts**

- Note with regards to room sizes:
  - 6.5m<sup>2</sup> – suitable for 1 person
  - 10m<sup>2</sup> – suitable for 2 persons

Plot 1 bedroom 4 measures 9m<sup>2</sup> and is intended for 2 persons. Due to the measurement of the room, it should only be intended for the use of 1 person, reducing the overall household size to 7 persons

- The ensuite bathrooms to bedroom 1 in Plots 39 & 40 do not appear to be of an adequate size or layout. The bathrooms should be of an appropriate size to provide adequate changing and drying space for the users. The proposed plans show these ensuite bathrooms to be of the same width as the shower tray and with very limited space as the wash hand basins, WC units and shower trays appear to be in close proximity of one another. If a person were to use one of the ensuite bathrooms in question, it is likely they would step out of the shower cubicle and collide with the wash hand basin and/or walls when attempting to dry themselves or get changed. This could potentially be identified as a hazard under the Housing Health and Safety Rating System (HHSRS). Consideration should be given to increasing the overall size of the ensuite bathrooms or remove them altogether

### **Ventilation**

- 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

- All Plots, with the exception of Plots 29 & 31, have the potential to operate as a House in Multiple Occupation (HMO), depending on how they are occupied. If any Plot becomes an HMO, it must;
  - Meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (2020)
  - Meet the requirements of The Management of Houses in Multiple Occupation (England) Regulations 2006
  - Have an HMO licence if occupied by 5 or more persons
  - Meet the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended)
  - Meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site

*Please refer to Section 254 of the Housing Act 2004 for the definition of an HMO*

Kind regards,

Private Sector Housing & Public Health Team



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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 27 May 2021 10:04

**To:** EHPlanningConsultations [REDACTED]

**Subject:** Planning Consultation on: A/64/21/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:** A/64/21/PL  
**Registered:** 26th March 2021  
**Site Address:** Former Shrublands Nursery Roundstone Lane Angmering BN16 4AT  
**Grid Reference:** 507314 103492  
**Description of Works:** Demolition of existing buildings & erection of 40 No. residential dwellings including 12 No. (30%) affordable units & associated landscaping, road layout, parking & provision of Public Open Space. This site is in CIL Zone 2 & is CIL Liable as new dwellings.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 21st May 2021 . 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: [Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)

