

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: 01 July 2021 11:33

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

Subject: RE: Planning Consultation on: BE/82/21/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.

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”
- The external staircase serving the flats is the means of escape, therefore it should be protected from the effects of fire along its length. The sensitive area is 1.8m horizontally therefore any windows in this region should be of fire resisting construction and, if possible, fixed shut and any doors should be fire resisting and self-closing. This will include any windows and doors to the existing flats.

This could potentially cause problems for flat 3 as the windows in question serve the kitchen and bedroom. These windows would need to remain as opening casements,

however the kitchen is considered a higher risk room and, as it is likely the window would be opened regularly for ventilation during cooking and washing, it compromises the means of escape further; potentially to an unacceptable level. It is strongly advised to liaise with a fire risk assessor and/or the relevant fire authority for their comments. Alternatively, consideration could be given to re-configuring the layout of flat 3 so that the kitchen is not located along the length of the external staircase.

- There should be adequate fire separation (usually 60 minutes) between the commercial unit on the ground floor and the residential flats above
- 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 each flat entrance
- The fire alarm system should be interlinked with the commercial unit and the residential flats above, including the existing flats. The flats should have a Grade D1 fire system as a minimum (interlinked mains-wired smoke and heat alarms with integral tamper-proof battery back-up) located within the escape routes and the individual flats. However, the commercial unit on the ground floor may be required to have a Grade A system in place (electrically operated smoke and heat alarms linked to a control panel), therefore this should extend to the residential flats in order for the detection to be appropriately linked.
- Fire blankets should be provided to all kitchen areas
- Conventional and emergency lighting to be provided to the external staircase and escape route
- There currently appears to be a gate to the passageway, if this is to remain in place, it must be easily openable with quick release and not require a key or code

Room Sizes

- Note with regards to room sizes:
 - 6.5m² – suitable for 1 person
 - 10m² – suitable for 2 persons

Ventilation

- Kitchens should have adequate mechanical ventilation
- Mechanical extraction should be provided to all bathrooms/shower rooms/en suites

Windows

- The window casements to the North aspect, notably the sitting room and both bedrooms to flat 1 and the bedroom to flat 2, appear to be on the smaller side. Window casements should provide a minimum openable area equivalent to 1/20th of the total floor area within that room
- Opening limiters should be installed to all windows above the ground floor to prevent windows being opened more than 100mm. Opening limiters should not be key operated
- The roof windows serving the sitting room in flat 3 should be of an appropriate height and angle to provide a reasonable view outside of the immediate surroundings

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards
- Flat 1 has the potential to operate as a House/Flat in Multiple Occupation (HMO), depending on how it is occupied. If the flat becomes an HMO, it must –
 - Meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (2020); and
 - 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,

Private Sector Housing & Public Health Team



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

Sent: 02 June 2021 08:34

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: BE/82/21/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: BE/82/21/PL

Registered: 1st June 2021

Site Address: 240-242 Chichester Road Bersted PO21 5BA

Grid Reference: 492407 100607

Description of Works: 1 No. 2-bed & 2 No. 1-bed flats above shop premises to rear of Truevision.
This site is in CIL Zone 4 (Zero Rated) as flats.

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 1st July 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

Maria Tomalova

Planning Officer- Arun District Council

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