

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 June 2020 10:32
To: Planning Scanning
Subject: FW: Planning Consultation on: BR/108/20/PL

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: 18 June 2020 10:14
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/108/20/PL

Dear Planning,

Please see comments from Private Sector Housing below.

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 60 minute fire separation between the commercial units on the ground floor and the residential flats above
- 30 minute fire resisting escape routes, which would include providing a 30 minute fire resisting and self-closing fire door (FD30S) to each internal flat entrance
- Bin store to afford 30 minutes fire resistance to protect the escape route
- Store room to ground floor to afford 30 minutes fire resistance to protect the escape route
- A mixed Grade A, LD2 and Grade D1, LD3 fire system should be maintained and installed

Grade A, LD2 system:

- Interlinked detection throughout the escape routes
- Interlinked detection to each retail unit
- Interlinked detection to the ground floor store room if a source of ignition is present
- Interlinked heat detection to each flat

Grade D1, LD3 system:

- Non-interlinked mains-wired smoke alarms with integral tamper-proof battery back-up to each flat

N.B. The Fire Risk Assessor may recommend interlinked detection is also installed in the bin store as this is a potential arson target given that the property is located within the town centre

- Emergency lighting may be required to both escape routes due to the lack of borrowed light throughout

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
- 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 1.5 metres from the floor and provide sufficient useable space

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
- Flat 3 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)
 - 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.



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: 20 May 2020 11:35

To: EH Planning Consultations <EHPlanningConsultations@arun.gov.uk>

Subject: Planning Consultation on: BR/108/20/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: BR/108/20/PL

Registered: 20th May 2020

Site Address: 74 London Road Bognor Regis PO21 1DD

Grid Reference: 493535 99377

Description of Works: Construction of 1 No. new second floor 2 bedroom flat over existing two storey building, additional bedroom to first floor flat, division of ground floor retail unit into 2 No units & change of use of ground floor retail space to form new access to second floor flat. This application may affect the setting of a listed building.

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 18th June 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 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