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Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>

Sent: 16 June 2020 08:29

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

Subject: RE: Planning Consultation on: BR/114/20/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”
- 30min fire resisting escape route, including 30 minute fire resisting and self-closing fire doors to each flat entrance and within the communal areas
- 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 route
 - Interlinked heat detection to each flatGrade D1, LD3 system:
 - Non-interlinked mains-wired smoke alarms with integral tamper-proof battery back-up to each flat
- Emergency lighting throughout the escape route may be required as there is no effective borrowed light

- Consideration should be given to re-locating the washing machine/tumble dryer stores within the flats. These items are a high fire risk and a number of them are situated within the escape route of the individual flat. If this item were to catch fire, the flat occupant(s) would have to pass the store in order to evacuate the property. An alternative to re-locating the washing machine/tumble dryer stores is to have a sound, close-fitting door fitted, as opposed to the current 'open' layout

Room Sizes

- Note with regards to bedroom sizes:
6.5m² – suitable for 1 person
10m² - suitable for 2 persons
- Note with regards to children and how they fit into bedroom 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 1.5metres 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
- The 2 and 3 bedroom flats have the potential to become a House/Flat in Multiple Occupation (HMO), depending on how they are occupied;
 - o Must meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (2019)
 - o Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site
 - o Must meet the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended)

Kind regards,
Chantelle

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

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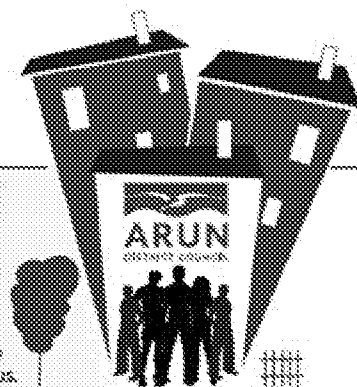


**It is a criminal
offence to operate
a licensable HMO
without a licence**

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: 19 May 2020 12:05

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

Subject: Planning Consultation on: BR/114/20/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/114/20/PL

Registered: 19th May 2020

Site Address: 13-17 Abbeyfield Richmond Avenue Bognor Regis PO21 2YE

Grid Reference: 492499 98986

Description of Works: Conversion of existing vacant residential care home into 10no. 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 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020