

From: Louise Crane
Sent: 22 June 2017 13:53
To: Planning.Responses
Subject: FW: Planning Consultation on: BR/130/17/PL

Comments regarding 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"
- Any external staircase which is the means of escape from the flats 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 fire resisting construction and if possible fixed shut and any doors should be fire resisting and self-closing.
- 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. There are a number of rooms which appear to be inner rooms, this can be overcome on ground and first floor by the provision of escape windows, however, alternative layouts would need to be considered on 2nd floor or lower ground if this is not possible.
- There appears to be a spiral staircase at the rear of the property which is acting as the main access to the flats and therefore also means of escape which is not an ideal arrangement.

General

- It is not clear from the plans, but all habitable rooms ie. bedrooms and living rooms must have windows to provide adequate natural lighting and ventilation
- It is not clear from the plans but some rooms appear to have no internal doors, rooms must be provided with doors for privacy, security and in some instances fire protection.
- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards;

Room Sizes

- Room sizes should meet the minimum standards for houses in multiple occupation if the flats are intended to be rented.

Thanks

Louise

Louise Crane | Principal Environmental Health Officer, Private Sector Housing & Public Health, Arun District Council | Location: Third Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



From:
Sam
Humphries
Sent:

24 May 2017 15:30

To: Anna Appleton

Cc: Sarah Meeten; Nat Slade

Subject: FW: Planning Consultation on: BR/130/17/PL

C/N: 219172

Samantha Humphries | Administrative Assistant, Corporate Support
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 24 May 2017 14:48

To: EH Planning Consultations

Subject: Planning Consultation on: BR/130/17/PL

To: Environmental Health - Anna Appleton

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 **BR/130/17/PL**

NO:

Registered: 23rd May
2017

Site Address: The Royal Hotel The Esplanade Bognor Regis PO21 1SZ

Grid Reference: 493338 98811

Description of Works: Change of Use of redundant hotel & function room/licensed bar (C1 Hotel) to 18No. flats (C3 Dwellinghouses). This application affects the character and appearance of The Steyne Conservation Area. Resubmission of BR/155/15/PL (10 No. Flats)

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by replying to this

email
by 22-JUN-17.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:
www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email
