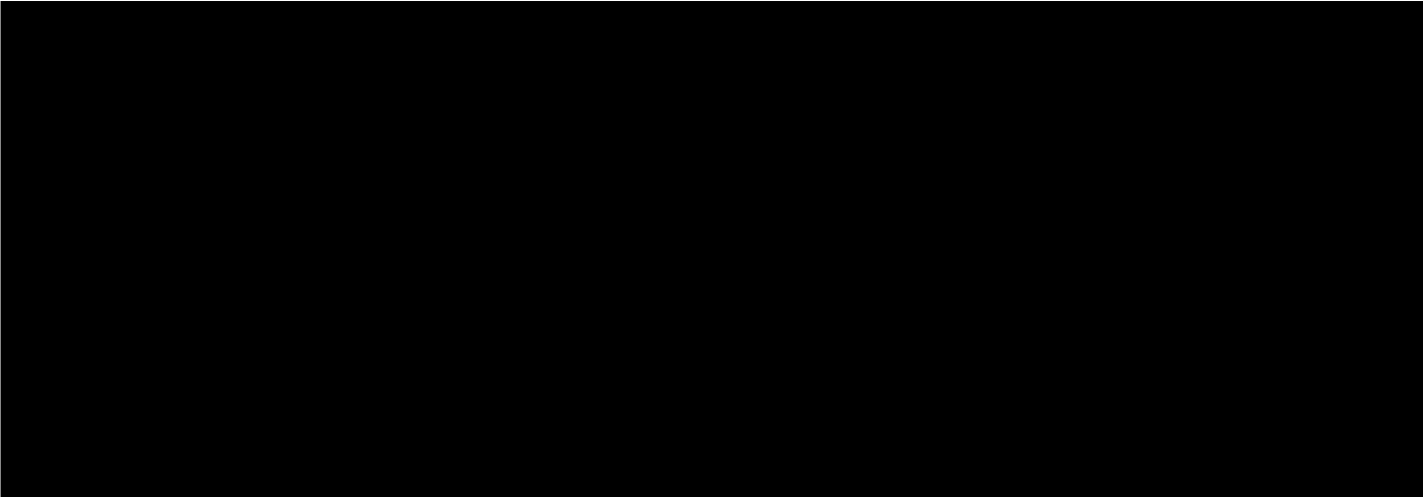


From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>
Sent: 24 September 2020 14:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/131/20/PL

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 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. If the plant room on the ground floor hallway is housing any electrics/electrical items, FD30S doors will also be required there
- 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 detection in the commercial unit
- Interlinked detection in the plant room (if any electrics are 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. A Fire Risk Assessment may also recommend interlinked detection is installed within both bin stores

- Fire blankets should be provided to all kitchen areas
- Emergency lighting is likely to be required to the escape route due to borrowed light possibly being limited

Terraces/Balconies

- Each terrace/balcony must provide a guarding height of 1100mm minimum, extending up from the terrace/balcony floor
- The openings within the guarding should not allow a sphere with a 100mm diameter to pass through
- The guarding should not be constructed so as to facilitate climbing by children

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
- Units 1 & 2 have the potential to operate as a House/Flat in Multiple Occupation (HMO), depending how they are occupied. If either flat 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
- Meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site

Additional Comments

- It is noted there are two fire exits and a door leading from three surrounding buildings into the communal hallway on the ground floor, presumably providing an escape route from these neighbouring properties. Having an escape route lead into another building is not ideal and poses a number of potential issues such as the exits being blocked by tenants' belongings. It would be advisable to communicate with the owner(s) of these three buildings to discuss the escape routes and perhaps even to get a legal agreement put in place. Additionally, the Fire Risk Assessments for the three surrounding buildings may not deem the escape routes suitable if they have to pass through a neighbouring building.

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



Sign up to our newsletter [here](#)

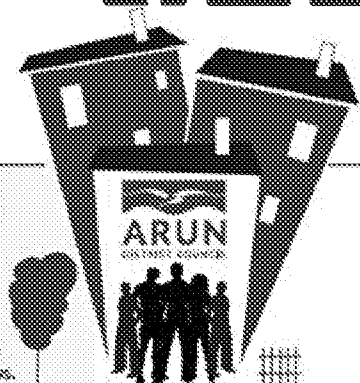


**It is a criminal
offence to operate
a licensable HMO
without a licence**

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: 18 September 2020 12:55

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: BR/131/20/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/131/20/PL
Registered: 14th July 2020
Site Address: Land between 2b and 4 London Road Bognor Regis NEAR PO2
Grid Reference: 493619 99101
Description of Works: Erection of a commercial unit at ground floor level with residential development of 3 no. bedroom flats above. This application is in CIL Zone 4 (Zero Rated) for flats & shop (Zero Rated).

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 20th August 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 (038) 2020