

**From:** Martin Hill <Martin.Hill@arun.gov.uk>  
**Sent:** 06 July 2021 11:28  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** RE: Planning Consultation on: BR/134/21/PL

Dear Planning,

Comments from 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”
- 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. The escape route from the bedroom in Flat 2a is via a lobby area. Private Sector Housing cannot determine the benefit of having this lobby on the second floor. Benefits of removing/not installing the access door on the second level overcomes an inner room situation, but also the natural light from the skylight would be beneficial in providing natural illumination to the staircase. If the access door on the second floor is to be installed, the applicant must be aware of the need for the domestic grade fire alarm and detection system to extend into the lobby on the second floor, in addition to the top of the staircase on the second floor. Please see fire alarm requirements below for further information, however consultation with a Fire Risk Assessor and WSFRS should be made to determine the most appropriate level of fire alarm and detection system for this property.
- 30min fire resisting escape route, which would include providing a 30 minute fire resisting and self-closing fire door to the entrances of flats 2 and 2a. The fire doors to these areas must include a thumb-turn device for emergency egress, 3 fire-rated steel hinges, intumescent strips and cold smoke seals and an overhead self-closing device of a minimum Power Size 3.

**Fire alarm and detection system requirements:**

A mixed system, consisting of:

Grade A, LD2 fire alarm and detection system --

- Interlinked mains wired smoke detection with battery back-up located throughout the escape route serving the ground and first floors.
- Interlinked heat alarms with battery back up in the entrance lobby of each flat (ground floor flat and first floor flat entrance lobbies), with an additional heat detector at the top of the stairs in flat 2a, on the second floor.
- Manual call points on each level
- Fire alarm control panel

**Plus** domestic fire alarm and detection systems independently serving each flat:

- Grade D, LD2 fire alarm and detection system –
  - Interlinked mains wired smoke alarms with integral battery back-up located in the entrance lobby of flat 2 and flat 2a, plus at the top of the stairs of flat 2a located on both sides of the lobby entrance door on the second floor. If the second floor lobby door is not to be installed, one interlinked smoke alarm with integral battery back-up should be installed at the top of the landing area.
  - It is recommended to install Interlinked heat alarms with integral battery back-up in each kitchen.

### **Room Sizes**

- Room sizes should meet the minimum standards for the Room and Space Standards.
- 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.
- Note with regards to bedroom sizes:
  - 6.51sqm – suitable for 1 person
  - 10.2sqm - 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 -10 years are classed as half a person
  - Children aged over 10 years are classed as a person

### **Ventilation**

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.
- All habitable rooms must have an opening window, equivalent to 1/20<sup>th</sup> of the floor area, to the outside air to provide adequate ventilation. And must provide for a reasonable view French or patio doors that have no separate openable casements, or where there is no alternative openable casement within the room, are not considered acceptable in bedrooms.

### **General**

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards;
- Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site;

No grant of Planning or Building Regulations is inferred or implied and it should be noted that the Housing Standards, including room sizes and facilities must be complied with. In cases where it is found that Housing Standards have not been met, this may result in enforcement action being taken by the Private Sector Housing department.

Kind regards

Martin Hill

**Martin Hill**

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](http://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 continuing Coronavirus pandemic and with National and regional restrictions in place including working remotely there may be limited access to incoming mail, so if possible, please send all correspondence via e-mail. **Please also note that to protect staff and customers from unnecessary potential exposure to Covid-19 the team has suspended site visits and inspections at the current time except in urgent emergency situations (as assessed by the case officer) and these will only be undertaken where appropriate precautions are in place and social-distancing can be achieved.** Any inspections arranged may be subject to change or cancellation at short notice in line with any National, Regional or Council-specific guidelines and requirements or any newly imposed restrictions and Officers have the discretion to abort a visit if they consider that appropriate precautions are not in place or social distancing cannot be achieved.

**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 13 June 2021 12:04

**To:** EHPlanningConsultations [REDACTED]

**Subject:** Planning Consultation on: BR/134/21/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:** BR/134/21/PL

**Registered:** 3rd June 2021

**Site Address:** Clayton House 1-3 Elm Grove Bognor Regis PO21 2SW

**Grid Reference:** 492440 99151

**Description of Works:** Sub-division of existing four-bedroom flat on first and second floors to create 2no. 1-bedroom flats, insertion of three dormer windows at second floor, insertion of rooflights to north and south elevations and removal of window to western elevation. 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 15th July 2021 . You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://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 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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Email: [maria.tomalova@arun.gov.uk](mailto:maria.tomalova@arun.gov.uk)

