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Save the environment - think before you print.

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

Sent: 20 July 2020 11:30

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

Subject: RE: Planning Consultation on: BR/139/20/PL

Dear Planning,

Please find comments below 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 to both properties. 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"
- If renting the properties; Grade D1, LD2 fire system:
 - o interlinked mains wired smoke alarms with integral tamper-proof battery back-up located throughout the escape routes
 - o Interlinked mains wired heat alarm with integral tamper-proof battery back-up within the kitchens
 - o Fire blanket to be provided in both kitchens

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

Ventilation

- Kitchens should have adequate mechanical ventilation
- Mechanical extraction should be provided to all bathrooms/shower rooms/en suites

Facilities

- There does not appear to be a bath or shower present within the shared bathroom in number 29; it appears there is only a bath present within the en-suite bathroom contained within one of the bedrooms. It is likely this has just not been included within the plan, but for clarification, a bath/shower should be provided to the shared bathroom

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards
- Both properties have the potential to operate as a House in Multiple Occupation (HMO), depending on how they are occupied, with number 29 having the potential to operate as a licensable HMO. If either property becomes an HMO, they must;
 - Have interlinked mains wired smoke alarms with integral tamper-proof battery back-up located in each bedroom
 - Meet the minimum standards for room sizes for houses in multiple occupation
 - Have a floor to ceiling height of at least 2.1 metres over at least 50% of the floor area when measured at a height of 1.5metres from the floor and provide sufficient useable space
 - 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
 - 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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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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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: 01 July 2020 08:51

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: BR/139/20/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/139/20/PL

Registered: 29th June 2020

Site Address: 29 Highcroft Crescent Bognor Regis PO22 8DH

Grid Reference:

Description of Works: Re-establishment of dwelling to form former pair of semi-detached bungalows.

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 30th July 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

Amy Myer

Planning Officer- Arun District Council

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Email: amy.myer@arun.gov.uk

PLCONSULT (ODS) 2020