

From: Chantelle Bashford
Sent: 25 August 2020 11:18
To: Planning.Responses
Subject: RE: Planning Consultation on: BR/147/20/PL

Dear Planning,

Please see 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. 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 60 minute fire separation between the commercial unit on the ground floor and the surrounding residential flats
- 30 minute fire resisting escape route, including a 30 minute fire resisting and self-closing fire door (FD30S) to each flat entrance (except for flat 1 as this has its own private entrance) and to the service cupboard on the first floor landing if this houses any sources of ignition
- The cupboard under the stairs within the commercial unit should afford 60 minutes fire resistance to protect the escape route
- A mixed Grade A, LD2 and Grade D1, LD3 fire system should be maintained and installed
Grade A, LD2 system:
 - o Interlinked detection throughout the escape route
 - o Interlinked detection to the commercial unit
 - o Interlinked detection to the cupboard under the stairs (within the commercial unit) if a source of ignition is present
 - o Interlinked detection to the service cupboard on the first floor landing if a source of ignition is present
 - o Interlinked heat detection to each flatGrade D1, LD3 system:
 - o Non-interlinked mains-wired smoke alarms with integral tamper-proof battery back-up to each flat
- Fire blankets should be provided to all kitchen areas
- Emergency lighting may be required to the escape route due to the lack of natural and borrowed light

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

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

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: 04 August 2020 16:04

To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>
Subject: Planning Consultation on: BR/147/20/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/147/20/PL
Registered: 4th August 2020
Site Address: 53 High Street Bognor Regis PO21 1RX
Grid Reference: 493540 98976
Description of Works: Conversion of first & second floor & rear extension to create 4 No. 1-bed self-contained flats including the demolition of existing rear extension & erection of two storey rear extension. This application may affect the setting of a listed building & may affect the character & appearance of The Steyne, Bognor Regis Conservation Area. This application 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 4th September 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 (ODB) 2020