



From: Louise Crane
Sent: 22 June 2017 14:21
To: Planning.Responses
Subject: FW: Planning Consultation on: BR/161/17/PD

Comments from Environmental Health and Private Sector Housing:

Environmental Health

- No comments

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”
- The external staircase which is serving as a 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. The escape routes from the bedroom in the first floor studio flat is via the kitchen, this can be overcome by ensuring that an escape window is provided and adequate fire protection within the flat.
- There should be adequate fire separation between the commercial unit on the ground floor and the residential flats above.

Ventilation

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.

Room Sizes

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

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards;
- Access to the flats 1,2,3 and 4 appear to be through the office this is not an acceptable arrangement

Regards

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
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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Sam Humphries
Sent: 13 June 2017 11:29
To: Anna Appleton
Cc: Sarah Meeten
Subject: FW: Planning Consultation on: BR/161/17/PD

C/N: 219462

Samantha Humphries | Administrative Assistant, Corporate Support
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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 13 June 2017 10:33
To: EH Planning Consultations
Subject: Planning Consultation on: BR/161/17/PD

To: Environmental Health - Anna Appleton

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015 Schedule 2
Prior Notification for a Commercial Permitted Development

APPLICATION BR/161/17/PD

NO:

Registered: 8th June 2017
Site Address: 6 York Road Chambers York Road Bognor Regis PO21 1LT

Grid Reference:

Description of Works: Notification for prior approval under Part O for change of use from office (ClassB1(a)) to 14 No. residential apartments (Class C3)

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 13-JUL-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
