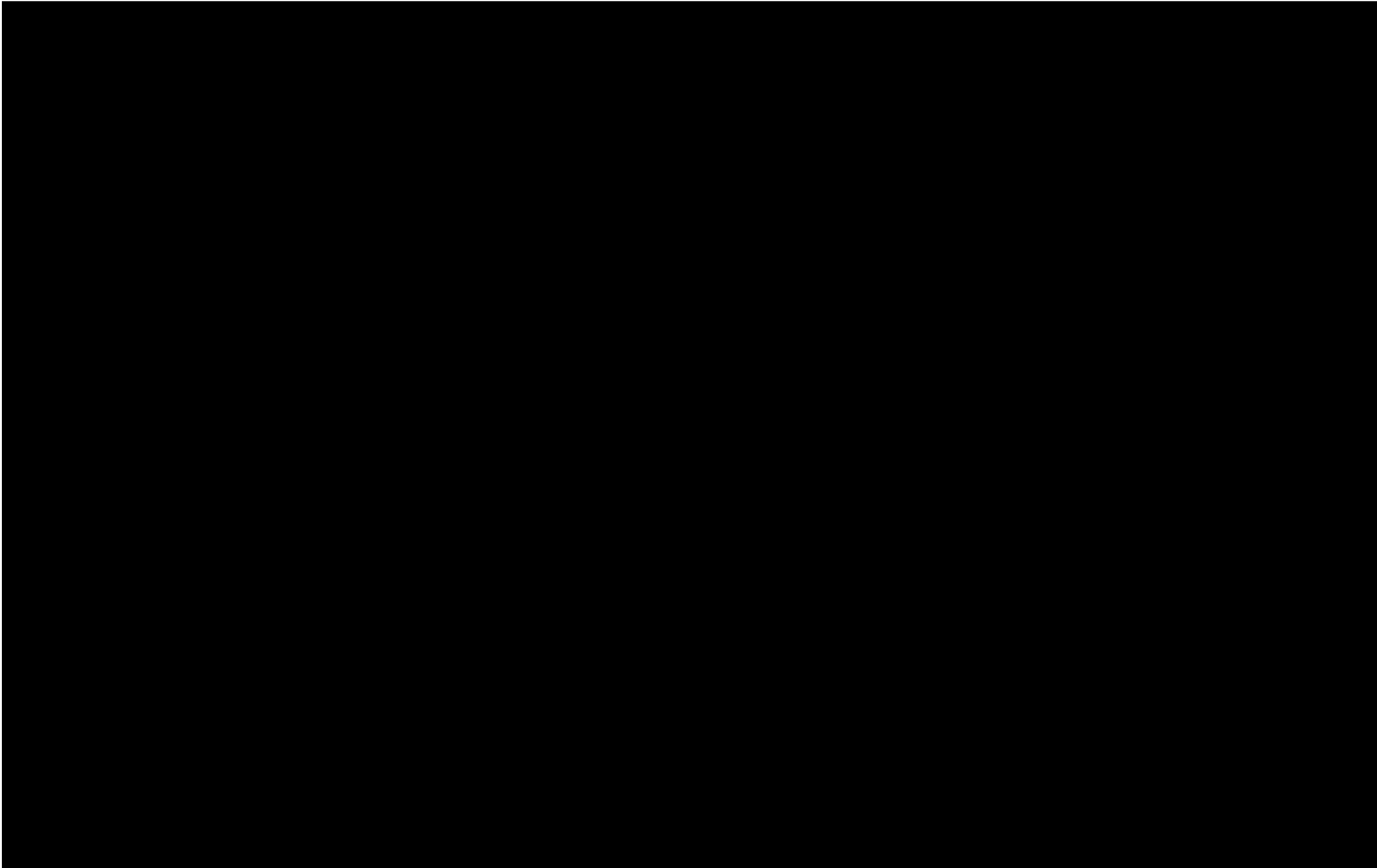




From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 23 July 2020 15:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/162/20/PD

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”
- The windows between bedroom 2 and the hallway of the first floor flat appear to be less than 1.8 metres apart. The window(s) within 1.8metres of bedroom 2’s window in the hallway should be replaced with fire resisting glazing, which is non-openable, in order to prevent fire spread from one part of the flat to another and possibly compromising the escape route serving the other bedroom (bedroom 1).
- 30min fire resisting escape route, which would include providing a 30 minute fire resisting and self-closing fire door to each internal flat entrance door, conforming to the FD30S standard.
- Any under-stairs areas must afford a minimum 30 minutes fire-resistance in order to protect the single means of escape from the building. These areas should also be free of any sources of ignition. Consultation with your Fire Risk Assessor and fire alarm engineer should be made to determine if additional interlinked

detection is required in any areas, such as the under-stairs, being identified as a risk area. According to the submitted floor plan proposal, there are storage areas on the ground and first floors that may extend beneath the staircase and these areas must be assessed for fire risk and appropriate fire precautions implemented.

- Mixed Grade Fire Alarm and Detection System, as follows:

Grade A, LD2 system consisting of a fire alarm control panel and manual call points, with

- o interlinked electrically operated smoke detection located throughout the common escape route.
- o Interlinked electrically operated heat alarms located in each entrance lobby/hall of each flat.

PLUS:

Grade D, LD3 system

O Mains wired smoke alarms with integral battery back-up located in the room opening onto the common escape route, which is typically the entrance hall/lobby of each flat.

- It is recommended that a Fire blanket is provided in each kitchen.
- It is recommended that where a letterbox exists on the main front door, that an anti-arson mailbox should be installed or consult with your Fire Risk Assessor to determine the most appropriate fire safe solution for the property.

Bedrooms

- o The window casement of bedroom 1 in the ground floor flat does not appear to provide an openable area of at least 1/20th of the total floor area of the room. Furthermore, the proposed window and door from this bedroom opens into a narrow area and looks directly to a bin and cycle storage area. The occupants of bedroom 1 in the ground floor flat must be provided with adequate privacy from the outside, in and the window casement must have an openable area of at least 1/20th of the total floor area of the room. The cycle storage and bins proposed to be sited directly outside bedroom 1 of the ground floor flat should be re-located to the other, larger storage area designated for bins and cycles at the rear of the property and the garden area should be separated, such as with a fence and gate, for example to help overcome the privacy and noise issues the current proposal poses.

Bedroom Sizes

- Room sizes should meet minimum standards if the flats are intended to be rented.

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

- 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.

Ventilation

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

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 and Public Health

T: 01903 737639

E: martin.hill@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: 21 July 2020 15:19

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: BR/162/20/PD

To: **Environmental Health - Planning consultation**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)

Application No: BR/162/20/PD

Registered: 20th July 2020

Site Address: 34 Sudley Road Bognor Regis PO21 1ER

Grid Reference: 493631 99252

Description of Works: Notification of prior approval under Schedule 2, Part 3, Class O for the change of use of 3 storey office (B1(a)) to 3 No flats (C3 Dwelling houses).

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liabie. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for on site mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. Off Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for off site infrastructure mitigation schemes. Therefore if this proposal triggers the need for off site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 21st 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

Amber Willard

Planning Officer- Arun District Council

Telephone: 01903 737500 x37445

Email: amber.willard@arun.gov.uk

PLCONSULT (CDB) 2020