

Sandra Edwards

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 04 September 2017 12:17
To: Planning Scanning
Subject: FW: Planning Consultation on: BR/190/17/PL

Please upload as consultation please

From: Louise Crane
Sent: 01 September 2017 13:19
To: Planning.Responses
Subject: FW: Planning Consultation on: BR/190/17/PL

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"
- 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 all flats is via the kitchen, this can be overcome by ensuring that the window in the bedroom is an escape window and adequate fire protection within the flat. However, an escape window is not acceptable above 4.5m above ground level therefore the layout on the second floor would need to be reconsidered.
- There should be adequate fire separation between the commercial unit on the ground floor and the residential flats above and to the rear.

Room Sizes

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

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 the Arun District Council Houses in Multiple Occupation Standards (2016);

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



From:

Sam Humphries

Sent: 02 August 2017 09:03

To: Anna Appleton

Cc: Sarah Meeten

Subject: FW: Planning Consultation on: BR/190/17/PL

C/N: 220322

Samantha Humphries | Administrative Assistant, Corporate Support

Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 01 August 2017 15:48

To: EH Planning Consultations

Subject: Planning Consultation on: BR/190/17/PL

To: Environmental Health - Anna Appleton

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 **BR/190/17/PL**

NO:

Registered: 1st August
2017

Site Address: 76 London Road Bognor Regis PO21 1DD

Grid Reference: 493538 99382

Description of Works:	Two & part three storey rear extension for an additional 4 No. dwellings.
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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 31-AUG-17.

You can also monitor the progress of this application through the Council web site:

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 [REDACTED]

Regards
Planning Officer

consultee_email
