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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 07 October 2021 20:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/201/21/PL

Dear Planning,

Comments from Private Sector Housing:

The new building must comply with current Building Regulations.

Fire Safety

- Appropriate fire precaution facilities and equipment must be provided of such type, number and location as are considered necessary.
- Whilst the following guidance is intended for existing blocks of flats, once a block becomes occupied, the guidance becomes applicable: "Local Government Association – Fire Safety in Purpose Built Blocks of Flats".
- The internal staircase is the primary and single means of escape from the flats, therefore it must be protected along its entire length from the effects of fire with 60 minutes compartmentation and each flat entrance door fitted with a minimum FD30S compliant fire

door which is self-closing, fitted with 3 fire-rated steel hinges, intumescent strips and cold smoke seals. Any cupboards/storage areas located on the escape route must also be adequately fire resisting.

- Windows opening at a height of >4.5 metres should be fitted with opening restrictors, limiting the opening so that a 100mm sphere cannot pass through.
- There should be a minimum of 60 minutes fire resistance between each flat horizontally and vertically (walls ceilings and floors).
- Grade D, LD3 fire alarm and detection system individual to each flat:
 - o interlinked mains wired smoke alarms with integral battery back-up located throughout the escape route of each flat (entrance lobby and hallway)
 - o Interlinked heat alarms with integral battery back-up are recommended in each kitchen
 - o Fire blankets are recommended in each kitchen
- The storage cupboards in each flat entrance lobby should not contain sources of ignition, such as electrical installations, in order to provide a safe means of escape from each flat. If sources of ignition are to be present in these cupboards, then they should be made adequately fire-resisting to protect the means of escape.
- Communal fire alarm and detection systems are not common in purpose built blocks of flats, however the applicant must consult with the relevant guidance documents, West Sussex Fire & Rescue Service and Building Control to establish the most appropriate fire safety precautions for this property.

Room Sizes

- Room sizes should meet the minimum standards if the flats are intended to be rented.
- The floor to ceiling height must be at least 2.14 metres from floor to ceiling over at least 50% of the floor area when measured at a height of 1.5 metres from the floor and provide sufficient useable space.
- Note with regards to bedroom sizes:
 - 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

Licensing

- Any property that has 5 or more people sharing facilities will require a licence from the Council and the property must meet minimum standards.

Ventilation

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.
- All habitable rooms must have an opening window, equivalent to 1/20th of the floor area, to the outside air to provide adequate ventilation. French or patio doors that have no separate

openable casements, or where there is no alternative openable casement within the room, are not considered acceptable in bedrooms.

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 (2020), where applicable ;
- Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations, where applicable;
- Must meet the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended), where applicable;

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. The applicant should also be aware that the assessment at this time does not prevent the Council from taking future enforcement action in relation to any hazards identified now or at a future date, including once construction or conversion has taken place or with changes in National or Local legislation, guidance or requirements.

Kind regards

Martin Hill

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 continuing Coronavirus pandemic and with National and regional restrictions in place including working remotely there may be limited access to incoming mail, so if possible, please send all correspondence via e-mail. **Please also note that to protect staff and customers from unnecessary potential exposure to Covid-19 the team has suspended site visits and inspections at the current time except in urgent emergency situations (as assessed by the case officer) and these will only be undertaken where appropriate precautions are in place and social-distancing can be**

achieved. Any inspections arranged may be subject to change or cancellation at short notice in line with any National, Regional or Council-specific guidelines and requirements or any newly imposed restrictions and Officers have the discretion to abort a visit if they consider that appropriate precautions are not in place or social distancing cannot be achieved.

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

Sent: 23 September 2021 10:04

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: BR/201/21/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/201/21/PL

Registered: 21st September 2021

Site Address: Ravenna Richmond Avenue West Bognor Regis PO21 2YG

Grid Reference: 492398 99034

Description of Works: Erection of a new building comprising of 3 No apartments (2 No 2 bed units & 1 No 1 bed unit), including alterations to the fenestration of the existing building (resubmission following BR/176/20/PL). This site 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 28th October 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://app.planninginspectorate.gov.uk/> 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

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONSULT (ODE) 2020