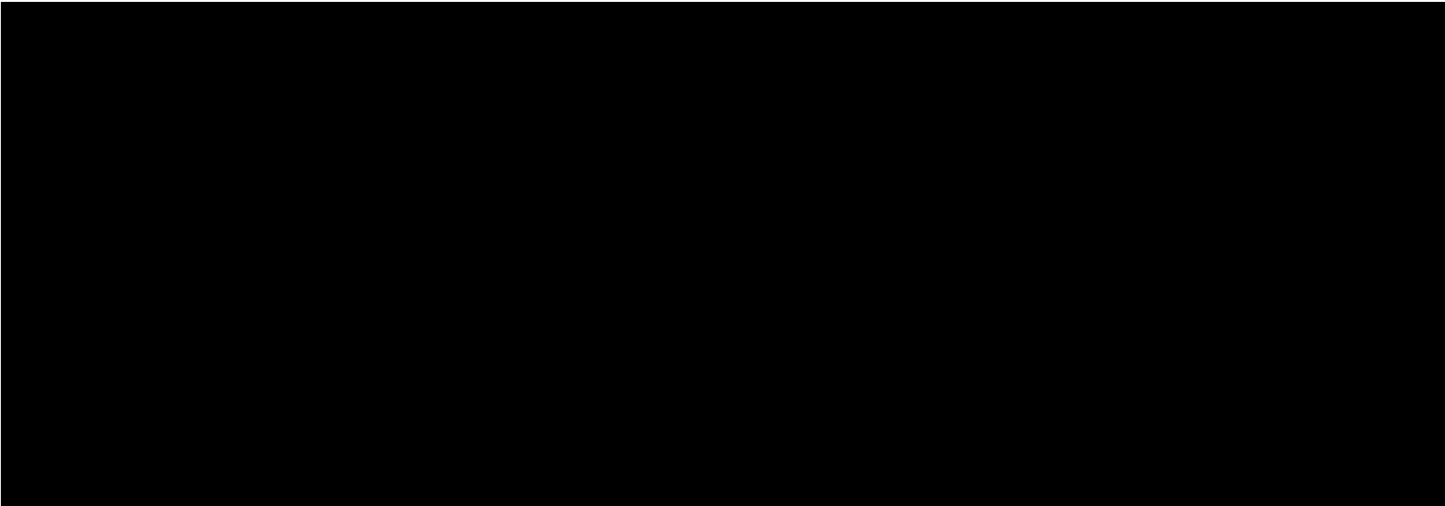



From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 02 November 2020 11:14
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/222/20/PD

Dear Planning

Please see comments from Private Sector Housing below, in respect of Gordon House, Bognor Regis.

Comments from Private Sector Housing:

This property is understood to be purpose built and therefore the following comments have been based around this. Comments have been provided in respect of fire safety, but consultation with West Sussex Fire & Rescue Service should be undertaken because they are the enforcing Authority for the common parts under the Regulatory Reform (Fire Safety) Order 2005.

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 Local Government Association publication entitled "Fire Safety in Purpose Built Flats" and the Communities in Local Government (CLG) guidance "Sleeping Accommodation).

- There should be adequate fire separation between the commercial unit on the ground floor and the residential flats above. Although this is an existing building, the separation between the commercial and domestic areas should be re-assessed by a suitable and sufficient Fire Risk Assessment in order to determine if satisfactory compartmentation exists or if compensatory fire safety measures are required.
- There should be a minimum 60 minute fire-resisting construction between each flat (walls, ceilings and floors).
- Fire resisting escape route, consisting of 60 minute fire resisting compartment walls and floors, and a minimum 30 minute fire resisting and self-closing fire door to each flat entrance, cross-corridor and staircase access doors. Doors must meet FD30S standard.
- Cupboards located on the escape route (corridors and stairs) must also be enclosed in a suitable fire resisting enclosure, fitted with an appropriate fire resisting door, which must be kept locked shut.
- Grade D, LD3 fire alarm and detection system
 - o Interlinked mains powered smoke alarms with integral battery back up in each entrance hall of each flat.

Note: A communal fire alarm system is not common in general needs purpose built blocks of flats, however it is dependent on existing compartmentation, the evacuation strategy and any existing communal fire alarm system present. This must be assessed by a suitable and sufficient Fire Risk Assessment to determine the correct level of fire safety arrangements needed for the building.

- An openable vent must be installed at the head of each stairway of the new storey for smoke control purposes.
- There is a dead end condition in the elevation where Flats 14, 15, 16 & 17 are to be situated. The travel distance in this corridor should not exceed 7.5 metres to the staircase.
- Escape corridors in excess of 30 metres should be sub-divided with cross-corridor doors
- All windows and elements of flat frontages facing in to the internal escape corridor must be fire-rated, must not be openable (with the exception of the entrance door) and facilities must not vent into the escape corridor.
- Emergency lighting must be installed in the escape route (corridor and staircase).

Room Sizes

- Room sizes should meet the minimum standards.
- 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.
- Note with regards to room sizes:
 - 6.5sqm – suitable for 1 person
 - 10sqm - 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 10years are classed as a person

Ventilation

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation to fresh air.
- Adequate provision of openable windows, opening out to fresh air, along the escape corridor for smoke control purposes.

Windows

- All habitable rooms must have windows that provide a reasonable view and provide ventilation from fresh air.

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;
- Must meet the requirements of current Building Regulations
- The following guides should be consulted in respect of this proposal: Local Government Association (LGA) Fire Safety in Purpose Built Flats and Communities in Local Government (CLG) Sleeping Accommodation

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 & Public Health Team

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: 13 October 2020 11:51

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: BR/222/20/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/222/20/PD

Registered: 5th October 2020

Site Address: Gordon House Queensway Bognor Regis PO21 1QX

Grid Reference:

Description of Works: Prior Approval under Schedule 2, Part 20, Class AA of the town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for an additional 5th storey providing a total of 17 No. 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 12th November 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 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

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONSULT (COB) 2020