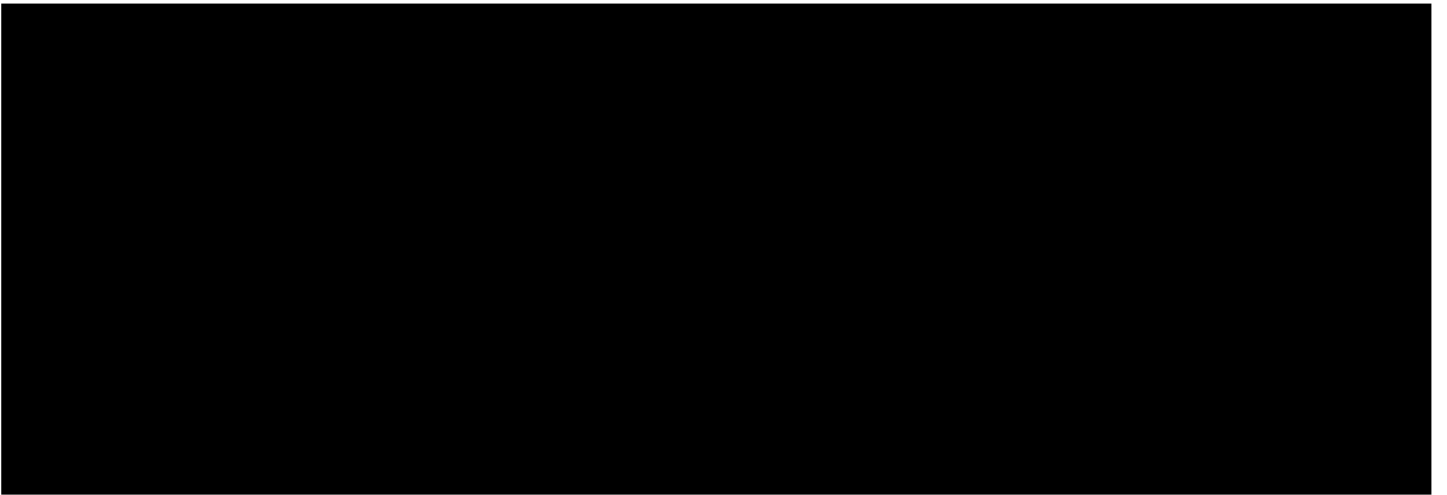
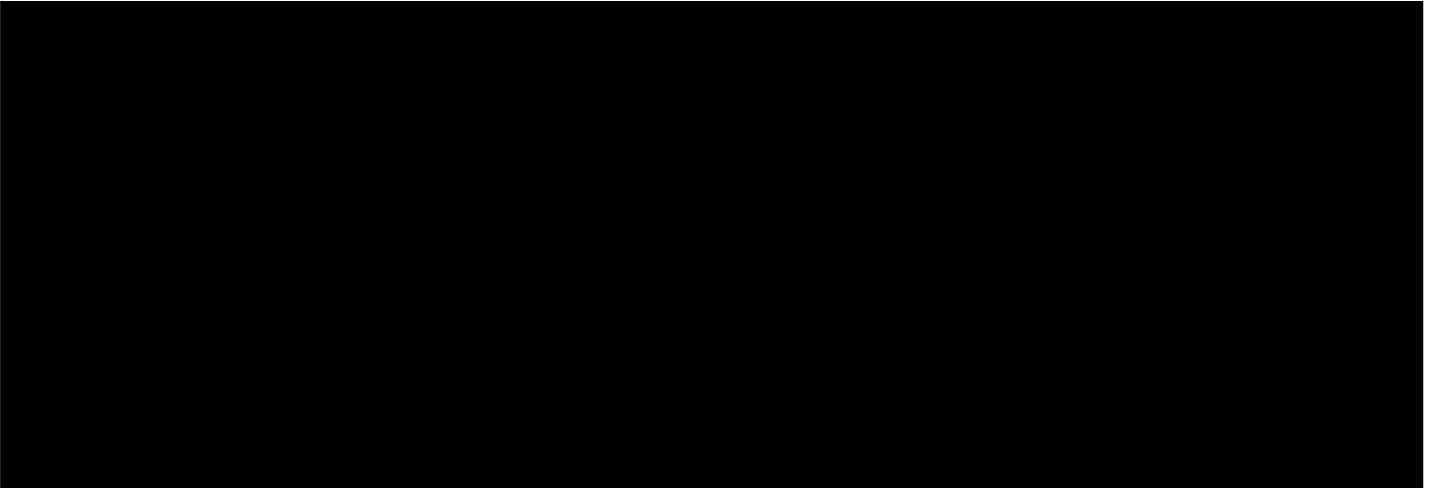




Martin Hill
Houses in Multiple Occupation Officer
Private Sector Housing & Public Health Team



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**

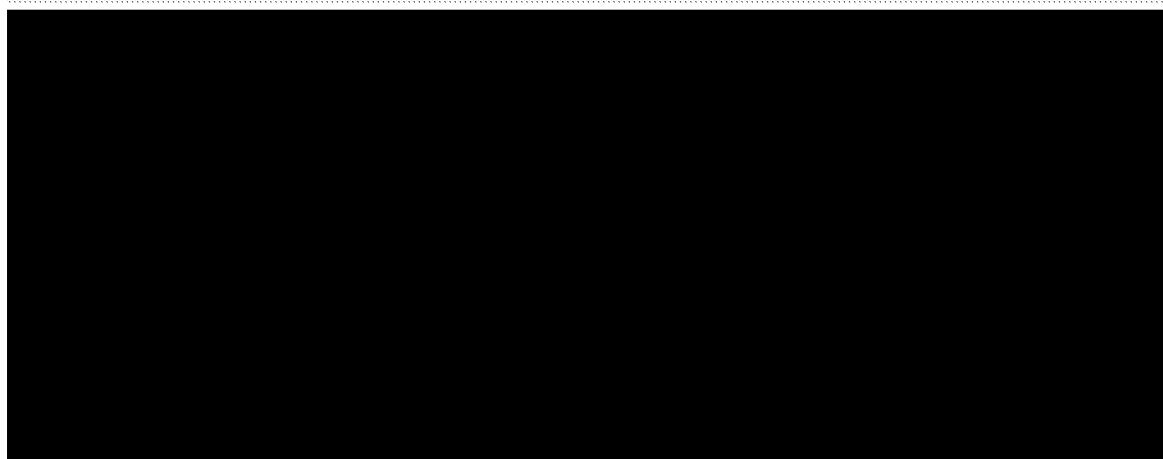
Landlords must apply for a mandatory HMO licence if their property is occupied by five or more people in two or more households regardless of the number of storeys.

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.



Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



Visit Arun's web site at **Error! Hyperlink reference not valid.**



Save the environment - think before you print.

From: Martin Hill <Martin.Hill@arun.gov.uk>

Sent: 02 November 2020 12:00

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

Subject: REVISED: Planning Consultation on: BR/224/20/PD

Dear Planning

Please accept this email as Private Sector Housing's consultation response in respect of Kinrara House and please disregard the earlier email sent.

Kind regards

Martin

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: Martin Hill
Sent: 02 November 2020 10:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/224/20/PD

Dear Planning

Please see comments from Private Sector Housing below, in respect of Kinrara 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 (LGA) publication "Fire Safety in Purpose Built Flats" and the Communities in Local Government (CLG) guidance "Sleeping Accommodation).
- The proposed external staircases, which form the means of escape from the proposed new flats, appear to be sited on the plan at the rear of the property (facing Morrisons Supermarket). Any installation of external stairs must not impede on the existing views and privacy of the occupants of the existing first and second floor flats. Furthermore, both staircases should be protected from the effects of fire along their entire length. The sensitive area is 1.8m horizontally therefore any windows in this region should be of fire resisting construction.
- There should be adequate fire separation between the existing flats and the proposed new flats above.
- Grade D, LD3 fire alarm and detection system,
 - o interlinked mains wired smoke alarms with integral battery back-up located in the 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.

- There should be a minimum 60 minute fire-resisting construction between each flat (walls, ceilings and floors).
- Emergency lighting must be installed throughout the external escape route.
- 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.

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.

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

Kind regards

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: 09 October 2020 14:04

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: BR/224/20/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/224/20/PD

Registered: 28th September 2020

Site Address: Kinrara House Queensway Bognor Regis PO21 1RR

Grid Reference:

Description of Works: Prior Approval under Schedule 2 Part 20 Class AA of the Town & Country (General Permitted Development (England) Order 2015 (as amended) for an additional 4th storey providing a total of 7 No. 1 bed 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 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 (ODS) 2020