

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 November 2020 08:29
To: Planning Scanning
Subject: FW: Planning Consultation on: BR/244/20/PL

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Save the environment - think before you print.

From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>
Sent: 09 November 2020 13:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/244/20/PL

Dear Planning,

Please see below 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”
- There should be adequate 60-minute fire separation between the commercial units on the ground floor and the residential flats above. If 60-minute fire separation cannot be fully achieved, interlinked Grade A detection will be required between the commercial units and the residential premises above
- The internal escape route should provide 30 minutes fire resistance, including the provision of 30-minute fire resisting and self-closing fire doors (FD30S) to each flat entrance and staircase. Additional FD30 doors should be fitted to all risk rooms within the individual flats. N.B. Self-closer devices will not be required to the FD30 doors.

- A mixed Grade A, LD1 and Grade D1, LD3 fire system should be maintained and installed Grade A, LD1 system:
 - Interlinked detection throughout the escape route
 - Interlinked detection to any cupboard in the communal areas which has a source of ignition; for example the electricity cupboards
 - Interlinked detection to the plant room
 - Interlinked heat detection to each flat

N.B. Interlinked detection may also be required to the bin stores in the basement, the fire risk assessment should determine whether it is required or not

Grade D1, LD3 system:

- Non-interlinked mains-wired smoke alarms with integral tamper-proof battery back-up to each flat
- Fire blankets should be provided to all kitchen areas
- Emergency lighting required to the escape route due to the travel distance
- A number of the flats have the kitchen areas backing onto a bedroom. The compartmentation between these rooms must afford 30 minutes fire resistance. These rooms are:
 - First floor south/east flat bedroom backing onto first floor south/west flat kitchen (this is the same for the second, third and fourth floors)
 - First floor north flat rear bedroom backing onto the kitchen (this is the same for the second and third floors)

Room Sizes

- Note with regards to room sizes:
 - 6.5m² – suitable for 1 person
 - 10m² – 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 up to 10 years are classed as half a person
 - Children aged 10 years+ are classed as a person
- The south/east facing flat on the fourth floor has a bedroom that may be suitable for a single person only. The plan shows a single bed in this room, suggesting the intention is for a single person to occupy this room, but the plan also states this flat is '2B4P'

Ventilation

- Kitchens should have adequate mechanical ventilation
- Mechanical extraction should be provided to all bathrooms/shower rooms/en suites

Terraces/Balconies

- Each terrace/balcony must provide a guarding height of 1100mm minimum, extending up from the terrace/balcony floor

- The openings within the guarding should not allow a sphere with a 100mm diameter to pass through
- The guarding should not be constructed so as to facilitate climbing by children

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards
- As all of the flats comprise of two bedrooms, they have the potential to operate as a House/Flat in Multiple Occupation (HMO), depending on how it is occupied. If any flat becomes an HMO, it must;
 - Must meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (2020)
 - Must meet the requirements of The Management of Houses in Multiple Occupation (England) Regulations 2006
 - Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site

Kind regards,
Chantelle

Chantelle Bashford
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 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: 20 October 2020 10:04
To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>
Subject: Planning Consultation on: BR/244/20/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/244/20/PL
Registered: 20th October 2020
Site Address: The Beach Hotel, former Mud Club Waterloo Square Bognor Regis PO21 1SU
Grid Reference: 493500 98875
Description of Works: Redevelopment into 11 No. 2 bed apartments & 2 No. commercial units (A1 Retail or A3 Restaurant/Cafe) (resubmission following BR/282/19/PL). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of listed buildings. This site is in CIL Zone 4 (Zero Rated) as flats & other development.

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 19th 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (CDB) 2020