



To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>
Sent: 10 January 2022 11:02
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/267/21/PL

Dear Planning,

Please see Private Sector Housing comments below. These comments are in relation to general housing conditions and have regard to the Housing Act 2004, Housing Health and Safety Rating System (England) Regulations 2005 and LACORS national fire safety guidance.

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”
- 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, with the exception of units 1-3
- Fire blankets should be provided to all kitchens

- Stand-alone smoke detection should be installed to the circulation spaces within each unit that form part of the escape route, this should include the basement room. The type and level of detection should be Grade D1 LD3 as a minimum
- Due to the size of the building, emergency lighting will be required to the escape route

Room Sizes

- Note with regards to bedroom sizes as measurements were not provided on the proposed plans:
 - 6.5m² – suitable for 1 person
 - 10m² – suitable for 2 persons

Ventilation

- Kitchens should have adequate mechanical ventilation
- Mechanical extraction should be provided to all bathrooms/shower rooms/ensuites
- Units 3, 7, 10, 11, 16, 19 & 20 appear to have a sliding door as the only means of ventilation within some of the bedrooms. Consideration should be given to installing a separate openable window light to the bedrooms in question to enable the ventilation to be better controlled. For example, enabling the occupier to have a window open during the night and during prolonged periods of rain. This is because an occupier is less likely to leave the balcony door open during the night for safety concerns and during heavy rain spells as rain water could enter the room

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
- 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,

Private Sector Housing & Public Health Team



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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

Sent: 03 December 2021 08:04

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: BR/267/21/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/267/21/PL

Registered: 26th November 2021

Site Address: Former Westside Supplies Unit West of 17 to 18 Durban Road Bognor Regis
PO22 9QT

Grid Reference: 493489 100907

Description of Works: Development of a new build four storey block of flats for 24 units (13 No 1 bed and 11 No 2 bed). This application 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 9th January 2022. 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://acp.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

Amy Myer

Planning Officer- Arun District Council

Telephone: 01903 737776

Email: amy.myer@arun.gov.uk

PLCONSULT (ODS) 2020