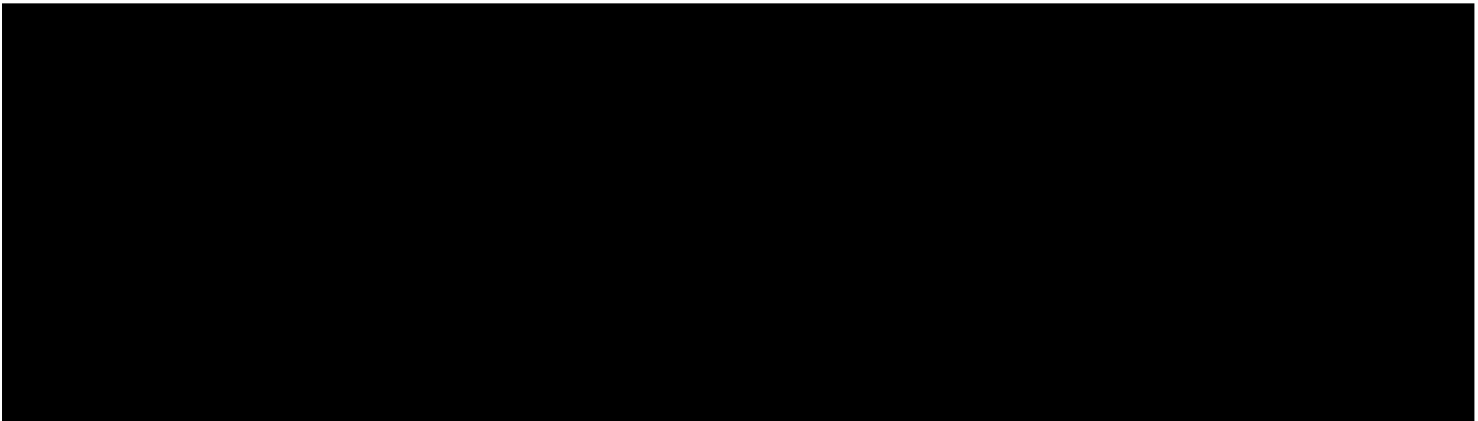




**From:** Simon Davis  
**Sent:** 01 March 2019 12:07  
**To:** Planning.Responses  
**Subject:** FW: BR/270/18/PL - 18-20 London Road, Bognor Regis, PO21 1PY

Env Health (Private Sector Housing) Consultation Response

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**From:** Louise Crane  
**Sent:** 01 March 2019 10:32  
**To:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Subject:** RE: BR/270/18/PL - 18-20 London Road, Bognor Regis, PO21 1PY

Hi Simon

My apologies for not coming back to you sooner, I have reviewed the application and would make the following comments:

#### 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”

#### Room Sizes

- Room sizes should meet the minimum standards for houses in multiple occupation as the flats are intended to be rented, these standards can be found on the Council's website <https://www.arun.gov.uk/hmo>

#### Licensing

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

#### Ventilation

- Any bathrooms/ensuites without windows for natural ventilation should have adequate mechanical ventilation.

#### Refuse

- There is provision for a refuse store which is located on the first floor and collection by the refuse company is internally utilising the lift. I have concerns regarding this arrangement as to whether a refuse company would operate this collection service, if the lift is out of action what are the arrangements, will the same lift be used by the residents, if the residents are requested to put the refuse outside for collection then this could be a considerable amount of waste put on the pavement/roadside for collection which will lead to complaints. Bin stores need to be appropriately managed particularly with this type of internal arrangement to ensure they are cleaned, maintained and do not allow build of waste to help prevent any potential public

health issues. I note that the management plan is to have a live in student warden, however, this may not always be the case if the situation should change or new ownership took over the property.  
Should you require any further information or clarification just let me know.

Kind regards

Louise

Louise Crane | Principal Environmental Health Officer, Private Sector Housing & Public Health, Arun District Council | Location: Third Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
Internal: 37669 | External: +44 (0) 1903 737669 | E-mail: [louise.crane@arun.gov.uk](mailto:louise.crane@arun.gov.uk)

Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)



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**From:** Simon Davis  
**Sent:** 11 February 2019 14:53  
**To:** Louise Crane  
**Subject:** BR/270/18/PL - 18-20 London Road, Bognor Regis, PO21 1PY

Hi Louise,

Re BR/270/18/PL – “Part conversion & extension of existing building to provide 6 No. additional storeys over existing rooftop to provide up to 104 No. student residential units with access from Bedford Street, associated servicing & ancillary accommodation, entrance & new internal stairs to existing building to provide access from Bedford Street.”

We have had EH comments on this application (as below email) but I wondered whether your team had any comments from a HMO point of view. The reason I ask is that although this is student accommodation, if we don't restrict it by condition to students, then it could end up being used by Butlins staff or as another kind of HMO. I would be particularly interested in your thoughts as to how the proposed internal bin store would work if it did become a HMO. I have spoken to Dan Cox and he would not want to have to collect waste from the premises if it did become a HMO (he would not have to if students as hall of residence are exempt from Council Tax).

Cheers

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)  
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)



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**From:** Christopher Davis  
**Sent:** 24 December 2018 20:23  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Cc:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** BR/270/18/PL - 18-20 London Road, Bognor Regis, PO21 1PY

#### **EH comments in relation to BR/270/18/PL**

Having now evaluated the proposed development and formulated my conclusions I would state that based on the requirements of the NPPF and NPPG, this development falls into category 2 (below):

##### **1. No comments**

## **2. Conditions or Informatives requested**

### **~~3. Refusal recommended~~**

I therefore put forward the following;

## **NOISE**

Having read the submitted acoustic report entitled 'Vahnea Student Residences – Environmental Noise Assessment Acoustics Report A1240 R01a – Dated: 27/09/2018' in its entirety and having taken regard to the report findings and recommendations I would suggest that the following conditions be applied if Planning Permission is to be granted:

### **Conditions**

To minimise the potential of complaint of noise and to protect the amenity of the residents, the following condition(s) should be applied to the application:

1. The mitigation measures as detailed within the submitted acoustic report as a whole entitled 'Vahnea Student Residences – Environmental Noise Assessment Acoustics Report A1240 R01a – Dated: 27/09/2018' **must** be adhered to without compromise. In particular, the glazing standards specified along with appropriate acoustic ventilation **must** be incorporated into the build and the materials used **must** match **or better** those standards quoted within the body of the report.

Any deviation from the proposed planning application or any submitted alterations will need to be submitted to the Local Planning Authority for approval. In these circumstances, a further detailed noise assessment may be required to reassess the proposed alterations and the impact(s) these alterations may have upon the development.

### **Reasons**

To protect the amenity of the local residents within the present and proposed noise sensitive premises

## **DEMOLITION / CONSTRUCTION PHASES**

### **Conditions**

To minimise the potential of complaint of dust / noise / lighting the following condition should be applied to the application:

2. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
  - a. An indicative programme for carrying out of the works
  - b. The arrangements for public consultation and liaison during the construction works
  - c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
  - d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
  - e. the parking of vehicles of site operatives and visitors
  - f. loading and unloading of plant and materials
  - g. storage of plant and materials used in constructing the development

- h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i. wheel washing facilities
- j. measures to control the emission of dust and dirt during construction
- k. a scheme for recycling/disposing of waste resulting from demolition and construction works

### **Reasons**

To protect the amenity of the local residents and those at any adjoining or nearby noise sensitive premises

### **Informatives**

1. The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

For further information please contact the Environmental Health Department on 01903 737500

2. The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and the Clean Air Act 1993 with regard to burning on site. A 'Statutory Nuisance' may be caused by smoke and ash from fires or noise from the cutting or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused. The Environment Agency should also be contacted regarding Exemption Permits to burn on site.

Kind regards

Christopher Davis  
Senior Environmental Health Officer

Environmental Health Department

Arundell Civic Centre | Maltravers Road | Littlehampton | BN17 5LF

