

From: Simon Davis
Sent: 13 March 2019 11:35
To: Planning.Responses
Subject: FW: BR/270/18/PL - 18-20 London Road, Bognor Regis, PO21 1PY

Env Health (HMO Officer) Response

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
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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
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