



Dear Planning,

Please see comments below 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
- 30 minute fire resisting escape route, including:
 - 30 minute fire resisting and self-closing fire doors to the stairwells and
 - 30 minute fire resisting and self-closing fire doors to each flat entrance
 - 30 minute fire resisting door to any communal cupboard that houses an electrical source
 - 30 minute fire resisting door to each studio/kitchen and living room/kitchen within each flat
- A mixed Grade A, LD2 and Grade D1, LD3 fire system should be maintained and installed in both buildings.
Grade A, LD2 system:
 - Interlinked detection throughout the escape routes
 - Interlinked heat detection to each flat
 - Interlinked detection between the commercial units and the residential units above
 - Interlinked detection within any communal cupboard that houses an electrical sourceGrade D1, LD3 system:
 - Non-interlinked mains-wired smoke alarms with integral tamper-proof battery back-up to each self-contained flat
- Emergency and artificial lighting required to the escape routes

Flat Occupation & Room Sizes

- The 2 bedroom flats (3 persons & 4 persons) have the potential to be flats in multiple occupation depending on how and if they are rented
- 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
- Room sizes should meet the minimum standards for houses/flats in multiple occupation if the flats are intended to be rented

- 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

Ventilation

- Mechanical extraction should be provided to all kitchens & bathrooms/shower rooms/en suites
- The bedroom overlooking the 'Pedestrian Link' on the fifth floor appears to only have a door to the balcony and no other means of ventilation. If this flat were to be occupied as a flat in multiple occupation, an openable window casement will be required within this room

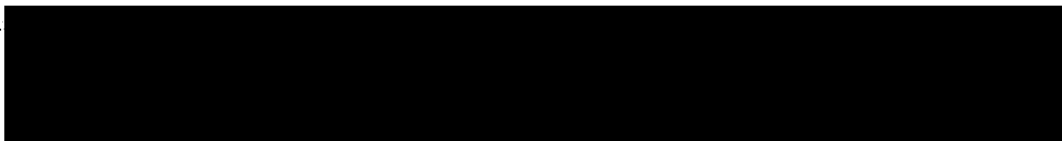
Balconies

- All balconies must have a minimum height guarding of 1100mm and must be constructed in a way as not to encourage children to climb (e.g. vertical guarding as opposed to horizontal)

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 the Arun District Council Houses in Multiple Occupation Standards (2019)
- 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



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.

Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

**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.



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 03 April 2020 16:04

To: EH Planning Consultations <EHPlanningConsultations@arun.gov.uk>

Subject: Please find attached amendment on planning application Ref: BR/282/19/PL

To: Environmental Health - Planning consultation

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: BR/282/19/PL

Registered: 18-DEC-19

Site Address: The Beach Hotel, former Mud Club & 2-4 Waterloo Square Bognor
Regis PO21 1SU

Grid Reference:

Category: Plan Applicat'n

Description of Works: Redevelopment into 35 No. 1 & 2 bed apartments and 3 No. commercial units (A1 Retail or A3 Restaurant/Cafe). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of a listed building.

I am able to inform you that I have received an amendment to the above application dated 3rd April 2020 relating to:- Amended scheme including reduction in number of flats and removal of basement level.

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 7th May 2020.

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.

[Click here to make further comments](#)

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01243 812345

Thanking you in anticipation

Planning Case Officer

pmac21_email
