

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Chantelle Bashford [REDACTED]
Sent: 16 February 2022 16:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/294/21/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”
- There should be adequate fire separation (usually 60 minutes) between the commercial unit on the ground floor and the residential flats 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
- A mixed Grade A, LD2 and Grade D1, LD3 fire system should be maintained and installed

Grade A, LD2 interlinked system should be installed in the following areas:

- Throughout the escape routes (first floor to fifth floor) – smoke

- Basement / Bike Store – smoke
- Commercial premises on the ground floor – smoke (and heat if there are cooking facilities)
- All cupboards along the escape route that contain a source of ignition - smoke
- Within each flat in the room/lobby opening onto the escape route – heat

Grade D1, LD3 system should be installed in the following areas:

- Within each flat in the room/lobby opening onto the escape route – smoke
- Fire blankets should be provided to all kitchen areas
- Emergency lighting throughout the escape route

Ventilation

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

Windows

- Opening limiters should be installed to all windows above the ground floor to prevent windows being opened more than 100mm. Opening limiters should not be key operated
- A large number of units appear to have double doors as the only means of ventilation within the bedrooms. Consideration should be given to installing a separate openable window light to these bedrooms 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
- The large obscured glass screens to the living/kitchen areas on the North side are not ideal and consideration should be given to installing an alternative. It appears from the proposed plans these screens are floor to ceiling height and span across a large proportion of the wall, potentially allowing a lot of unwanted light into the property

Terraces/Balconies

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

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 legislation or regulations if applicable to the property/site
- The 2-bedroom units have the potential to operate as Flats/Houses in Multiple Occupation (HMO), depending on how they are occupied. If any flat becomes an HMO, it must;

- meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (2020)
- meet the requirements of The Management of Houses in Multiple Occupation (England) Regulations 2006

Kind regards,

Private Sector Housing & Public Health Team



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

Sent: 17 January 2022 14:28

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: BR/294/21/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/294/21/PL

Registered: 17th January 2022

Site Address: 2-10 The Hatters Inn Queensway Bognor Regis PO21 1QT

Grid Reference: 493451 99031

Description of Works: 3 storey upward extension and redevelopment of the existing 1st and 2nd floor delivering 43 no flats. This application may affect the setting of listed buildings, affects the character and appearance of The Steyne Conservation Area and 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 17th February 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

Maria Tomalova

Planning Officer- Arun District Council

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Email: maria.tomalova@arun.gov.uk

PLCONSULT (ODS) 2020