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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>
Sent: 12 February 2021 12:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/298/20/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 external fire escape serving the first and the second floor should be protected from the effects of fire along its length. The sensitive area is 1.8m horizontally, therefore any windows in this region should be of fire resisting construction and any doors should be fire resisting and self-closing
- There should be adequate fire separation (usually 60 minutes) between the commercial units 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
N.B. The location of the electrics does not appear to be included within the plans. If they are located within the 'CLE STAFF' cupboard on the first floor landing then a FD30S door will be required to this cupboard. If they are located along the escape route, a 30 minute fire resisting enclosure must be provided
- A mixed Grade A, LD2 and Grade D1, LD3 fire system should be maintained and installed
Grade A, LD2 system:
 - Interlinked detection within both commercial units
 - Interlinked heat detection within the commercial unit kitchen area
 - Interlinked detection throughout the escape route
 - Interlinked heat detection to each flat
 Grade D1, LD3 system:
 - Non-interlinked mains-wired smoke alarms with integral tamper-proof battery back-up to each flat
- Fire blankets should be provided to all kitchen areas
- Emergency lighting may be required to the internal escape route due to lack of natural and borrowed light
- Conventional and emergency lighting to be provided throughout the external 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
- The roof windows serving flats 1, 2, 3 & 4 should be of an appropriate height and angle to provide a reasonable view outside of the immediate surroundings

General

- The application states there will be 10 residential flats comprising 5x 1 beds and 5x 2 beds, however the proposed plans show there will be a total of 10 residential flats comprising 7x 1 beds and 3x 2 beds
- The property must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards
- Flats 5, 8 and 10 have the potential to operate as a House/Flat in Multiple Occupation (HMO), depending on how they are occupied. If either of the flats become an HMO, they 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; and
- 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

On behalf of the Private Sector Housing & Public Health Team

Chantelle Bashford
Houses in Multiple Occupation Officer
Private Sector Housing & Public Health Team

T: 01903 737803

E: chantelle.bashford@arun.gov.uk

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**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.



Please note that during the continuing Coronavirus pandemic and with National and regional restrictions in place including working remotely there may be limited access to incoming mail, so if possible, please send all correspondence via e-mail. **Please also note that to protect staff and customers from unnecessary potential exposure to Covid-19 the team has suspended site visits and inspections at the current time except in urgent emergency situations (as assessed by the case officer) and these will only be undertaken where appropriate precautions are in place and social-distancing can be achieved.** Any inspections arranged may be subject to change or cancellation at short notice in line with any National, Regional or Council-specific guidelines and requirements or any newly imposed restrictions and Officers have the discretion to abort a visit if they consider that appropriate precautions are not in place or social distancing cannot be achieved.

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

Sent: 04 January 2021 12:04

To: EHPlanningConsultations [REDACTED]
Subject: Planning Consultation on: BR/298/20/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/298/20/PL
Registered: 4th January 2021
Site Address: 25 Sudley Road Bognor Regis PO21 1EW
Grid Reference: 493526 99326
Description of Works: New 2 storey extension on first floor with loft floor including 8 (4 front & 4 rear) dormer windows, first floor rear extension (mansard floor) with 8 No roof windows, alterations to ground floor shopfront and new access to upper floor into use for 10 residential units (5 No 1-bed & 5 No 2-bed) (resubmission following BR/196/20/PL). This application may affect the setting of a listed building & the site 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 4th February 2021. You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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 the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (GOB) 2020