

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

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From: Chantelle Bashford [REDACTED]
Sent: 08 March 2022 10:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/29/22/PL

Dear Planning,

Please see Private Sector Housing comments below. These comments are in relation to Houses in Multiple Occupation (HMOs) and have regard to the Housing Act 2004, The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006, Arun District Council's HMO Standards, 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 internal escape route must provide 30 minutes fire resistance, including the provision of 30-minute fire resisting and self-closing fire doors (FD30S) to each bedroom and the communal kitchen. If the store cupboards house a source of ignition, they will also be required to provide 30 minutes fire resistance
- A Grade D1, LD2 fire system should be installed comprising:

- interlinked mains wired smoke alarms with integral tamper-proof battery back-up located throughout the escape route
- interlinked mains wired smoke alarms with integral tamper-proof battery back-up located within each bedroom
- Interlinked mains wired heat alarm(s) with integral tamper-proof battery back-up located within the kitchen/diner
- Fire blanket(s) should be provided to all kitchen areas
- Emergency lighting may be required to the escape route due to the length and a lack of natural and borrowed light

Ventilation

- Kitchens must have adequate mechanical ventilation to the outside air
- Mechanical extraction must be provided to all bathrooms/shower rooms/ensuites

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

Facilities

- The size of the kitchen is sufficient for the proposed number of occupants, however the proposed layout suggests there may be insufficient space to provide the required amenities. For example, for 16 occupants 3x sink and drainer units are required plus a dishwasher (or a fourth sink and drainer unit) and minimum 500mm (L) x 600mm (D) worktop space should be provided per user (equating to approx. 8 meters total in this instance)
- The proposed ensuite bathrooms, in particular to the first floor, do not appear to be of an adequate size or layout. Bathrooms must be of an appropriate size to provide adequate changing and drying space for the user. From the proposed plans, it seems likely the users would collide with either the walls and/or the amenities within the bathrooms. The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 specifies that all bathrooms must be of an adequate size and layout; this is also echoed within Arun's HMO Standards document. In addition, this could be identified as a hazard under the Housing Health and Safety Rating System (HHSRS). Consideration should be given to reconfiguring the ensuite bathrooms

Licensing

- Any property that has 5 or more people sharing facilities will require an HMO licence from the Council

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 (2020)

- Must meet the requirements of The Management of Houses in Multiple Occupation (England) Regulations 2006
- Must meet the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended)
- 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,

Private Sector Housing & Public Health Team



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

Sent: 16 February 2022 16:34

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: BR/29/22/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/29/22/PL
Registered:	9th February 2022
Site Address:	Selwood Lodge 93 Victoria Drive Bognor Regis PO21 2DZ
Grid Reference:	493128 99655
Description of Works:	Change of use from C1 Guest House to a 16 bed House in Multiple Occupation (Sui Generis) including first floor extension, demolition of existing detached garage and external alterations.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for on site mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 24th March 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

Obafemi Okusipe

Planning Officer- Arun District Council

Telephone: 01903737645

Email: obafemi.okusipe@arun.gov.uk

PLCONSULT (COB) 2020