

From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 18 May 2021 17:47
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/301/20/PL

Dear Planning,

Comments 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 fire separation between the commercial unit on the ground floor and the residential flats above. If 60 minutes fire separation cannot be achieved, there must be a system of interlinked fire alarms and detection serving both the commercial and residential areas.
- 30 minute fire resisting escape route, which would include providing a 30 minute fire resisting and self-closing fire door (FD30S standard) to the entrance of each flat and proposed cycle store.
- The area in the north-east access point (opposite side to bin store area) must provide for a minimum 30 minutes fire resistance to protect the means of escape stair and any enclosures such as service cupboards must be enclosed in a minimum 30 minute fire rated enclosure. If this area is connected to the commercial area on the ground floor, this must afford a minimum 60 minutes fire resisting separation to the residential area, or if this cannot be achieved, the interlinked smoke detection system must extend to this area to provide early warning to the floors above.
- Install an FD30S fire door to separate the first floor corridor from the escape stairs, in order to add further protection to the single means of escape and provide an area of relative safety in the event of a fire in one of the flats.
- The bin storage area should ideally be located approximately 6 metres away from the building, however if it is to be located in the proposed position it should be enclosed in a

minimum 60 minute fire resisting enclosure due to the proximity to the access/egress point of the property.

Mixed fire alarm and detection systems

- Grade A, LD2 fire alarm and detection system consisting of,
 - o interlinked mains wired smoke alarm and detection located throughout the escape route, in the communal bin storage area and in the cycle storage area.
 - o Interlinked heat detection to be located in the entrance hall/lobby of each flat.
Please note that the applicant should seek the advice from a Fire Risk Assessor and West Sussex Fire & Rescue Service as to the appropriate level of fire alarm and detection system, including the most appropriate detection type for the bin storage area (heat or smoke detection). Where an interlinked fire alarm and detection system exists between commercial and domestic, there should be access available to the control panel for attending emergency crews and persons having control.
- PLUS:** Grade D, LD3 fire alarm and detection systems, consisting of independent mains wired smoke detection, with integrated battery back-up, installed in the entrance hall/lobby of each flat. It is recommended to install interlinked heat detection in the kitchen of each flat as part of this system.

Room Sizes

- Room sizes should meet the minimum standards.
- 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.
- Note with regards to room sizes:
 - 6.51sqm – suitable for 1 person
 - 10.2sqm - 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 -10 years are classed as half a person
 - Children aged over 10 years are classed as a person

Ventilation

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.
- All habitable rooms must have an opening window, equivalent to 1/20th of the floor area, to the outside air to provide adequate ventilation. French or patio doors that have no separate openable casements, or where there is no alternative openable casement within the room, are not considered acceptable in bedrooms.

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) if 2 or more households, consisting of 3 or more people share facilities such as kitchens and bathrooms;
- Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site;

No grant of Planning or Building Regulations is inferred or implied and it should be noted that the Housing Standards, including room sizes and facilities must be complied with. In cases where it is found that Housing Standards have not been met, this may result in enforcement action being taken by the Private Sector Housing department.

Kind regards

Martin Hill
Houses in Multiple Occupation Officer
Private Sector Housing & Public Health Team

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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: 29 April 2021 14:04

To: EHPlanningConsultations <[REDACTED]>

Subject: Planning Consultation on: BR/301/20/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/301/20/PL
Registered: 29th April 2021
Site Address: 2 London Road Bognor Regis PO21 1QU
Grid Reference: 493637 99083
Description of Works: Alteration, conversion and partial demolition of existing building including the addition of 2nd floor extension to form 3 No one bed apartments with associated refuse & cycle storage. This 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 June 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 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

Maria Tomalova

Planning Officer- Arun District Council

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