



Dear Planning,

Please find below 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”
- The escape route from Bedroom 1 is via a high risk area, containing the kitchen and lounge. There are doors from Bedrooms 1 and 2 opening onto the decked roof terrace and each of these doors should be fitted with thumb-turn style emergency escape mechanisms. It is assumed that a section of the galvanised and glazed barrier being reduced from 1800mm to 1100mm has been done so in order to provide an alternative means of escape. If this is correct, the barrier must also be rated to an adequate load bearing capacity to be used as a means of escape and the requirements of a suitable escape window must be met for this to be acceptable. This includes the height of the barrier, the suitability of the surface beneath the escape level and the occupiers expected to use this means of escape. Suitable artificial escape lighting should also be provided to illuminate the external escape route.

Bedroom 1 must also be fitted with a suitable fire door, as determined by a risk assessment, but must be a minimum of FD30S standard. The wall separating the kitchen/lounge area and Bedroom 1 must also afford a minimum of 30 minutes fire resistance.

- Bedroom 1 is an inner room. An alternative to the second comments above could be to enclose the kitchen and lounge areas and for these to be fitted with a minimum of a conventional close-fitting door, thereby overcoming the inner room scenario (single household). If the property is to be occupied as a Flat in Multiple Occupation, these areas may need to be fitted with FD30S fire doors and consultation with LACoRS must be made to ensure the right level of fire safety measures are implemented in relation to the intended mode of occupation.

In connection with each of the above comments, consideration should be given to the installation of a fire suppression system.

- There should be adequate fire separation between the commercial unit on the ground floor and the residential flats above.
- Grade D, LD2 fire detection and alarm system, comprising (in accordance with the submitted floor plans):
 - Interlinked mains wired smoke detection and alarms with integral battery back-up located throughout the escape hall and stairs serving Bedroom 2, in the Lounge area and in Bedroom 1. Please note that if there are lintels measuring more than 300mm deep, a smoke detector must be sited either side of the lintel.
 - If the property is to be rented out to more than a single household, an interlinked heat alarm with integral battery back-up facility must be located in the kitchen and a Fire blanket also to be provided in the kitchen.

Room Sizes

- 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.
- Note with regards to room sizes:
6.51 sqm – suitable for 1 person
10.2 sqm - 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 openable windows for natural ventilation should have adequate mechanical ventilation.

Refuse

- Refuse bins should be sited in an appropriately designated area, an adequate distance from the entrance door so as to reduce the risk of fire spread as a result of arson.

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards;

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

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.

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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.



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/315/19/PL

Registered: 17th March
2020

Site Address: 98-100 Chichester Road Bognor Regis PO21 5AA

Grid Reference: 493128 100268

Description of Works: Conversion of the existing first floor office space (B1 Business) into 1 No. two bedroom flat (C3 Dwelling house) including rear access, amenity space & general storage facilities.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by [replying to this email](#) by 18-APR-20.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Maria Tomalova who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
