



Dear Planning,

Please see comments below 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”
- If one or both properties is to be rented: Grade D1, LD2 system;
Install and maintain a Grade D1, LD 2 fire alarm system comprising interlinked mains wired smoke alarms with tamper-proof integral battery back-up located along the escape routes, to the cupboard under the stairs in ‘house 1’ if the cupboard is housing any electrics and to the utility room in ‘house 2’ if high risk items such as a washing machine will be present, and an interlinked mains wired heat detector with tamper-proof integral battery back-up located in the kitchens
- If one property is owner-occupied: Grade D2, LD2 system;
Install and maintain a Grade D2, LD 2 fire alarm system comprising interlinked mains wired smoke alarms with user-replaceable integral battery back-up located along the escape routes, to the cupboard under the stairs in ‘house 1’ if the cupboard is housing any electrics and to the utility room in ‘house 2’ if high risk items such as a washing machine will be present, and an interlinked mains wired heat detector with user-replaceable integral battery back-up located in the kitchens
- It is good practice to provide a fire blanket to both kitchens

Facilities

- There appears to be no bathroom within ‘house 2’

Room Sizes

- Note with regards to room sizes:
6.5m² – suitable for 1 person
10m² - 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 up to 10 years are classed as half a person
Children aged 10 years+ are classed as a person

Ventilation

- Mechanical extraction should be provided to all bathrooms/shower rooms/en suites
- As there is no openable window casement to the separate WC within ‘house 2’, mechanical extraction should be provided here also

General

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

Kind regards,
Chantelle

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.

Visit Arun's web site at www.arun.gov.uk



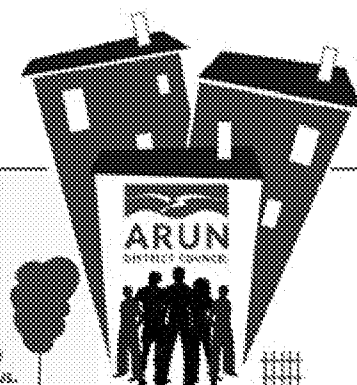
Save the environment - think before you print.

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/34/20/PL

Registered: 12th March
2020

Site Address: 102 Linden Road Bognor Regis PO21 2BD

Grid Reference: 492935 99796

Description of Works: Change of use from 1 No. detached house (6 bedrooms) to 2 No. semi detached houses (1 x 5 bedroom & 1 x 3 bedroom) with a single storey rear extension.

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 .

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 Amy Myer who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
