

From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 16 March 2020 10:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/41/20/PL

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 external staircase serving the first floor is their sole means of escape, therefore it 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 fire resisting construction and if possible fixed shut and any doors should be fire resisting and self-closing.
- 30min fire resisting escape route, which would include providing a 30 minute fire resisting and self-closing fire door to the kitchen, bedsits, cupboards and any other identified risk areas opening on to the escape route.
- Installations for Gas should ideally be located away from the escape route and suitable ventilation provided.
- Installations for Electricity should ideally be located away from the escape route, behind a fire door. Where the installation is sited in the escape route, it must have a suitable enclosure affording a minimum of 30 minute's fire resistance in order to protect the means of escape.
- Grade D1, LD2 fire alarm system:

- interlinked mains wired smoke alarms with integral battery back-up located throughout the escape.
- Interlinked smoke alarms with integral battery back up in each bedsit
- Interlinked heat alarms with integral battery back up located in the communal kitchens
- Fire blanket to be provided in each shared kitchen

Licensing

- Any property that has 5 or more people sharing facilities will require a license from the Council and the property must meet minimum standards.
- If the residents are to be responsible for their own cooking then the kitchen must be equipped with the following equipment, which must be fit for the purpose and supplied in a sufficient quantity for the number of those sharing the facilities
 - sinks with draining boards;
 - an adequate supply of cold and constant hot water to each sink supplied;
 - installations or equipment for the cooking of food;
 - electrical sockets;
 - worktops for the preparation of food
 - cupboards for the storage of food or kitchen and cooking utensils;
 - refrigerators with an adequate freezer compartment (or, where the freezer compartment is not adequate, adequate separate freezers);
 - appropriate refuse disposal facilities; and
 - appropriate extractor fans, fire blankets and fire doors.

Ventilation

- All bathrooms and kitchens should have adequate mechanical ventilation.

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 (updated 2019);
- Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site;
- Must meet the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended);

Kind regards

Martin Hill

Martin Hill | HMO Officer, Private Sector Housing & Public Health, Arun District Council | Location: Third Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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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.



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

Sent: 04 March 2020 13:04

To: EH Planning Consultations <EHPlanningConsultations@arun.gov.uk>

Subject: Planning Consultation on: BR/41/20/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/41/20/PL

Registered: 4th March
2020

Site Address: 86 Annandale Avenue Bognor Regis PO21 2EX

Grid Reference: 493551 99917

Description of Works: Change of use from C3 Dwellinghouses to a House in Multiple Occupation (Sui generis) including internal & minor external alterations.

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 02-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 David Spring who can be contacted on telephone number 01903 737521.

Regards
Planning Officer

consultee_email
