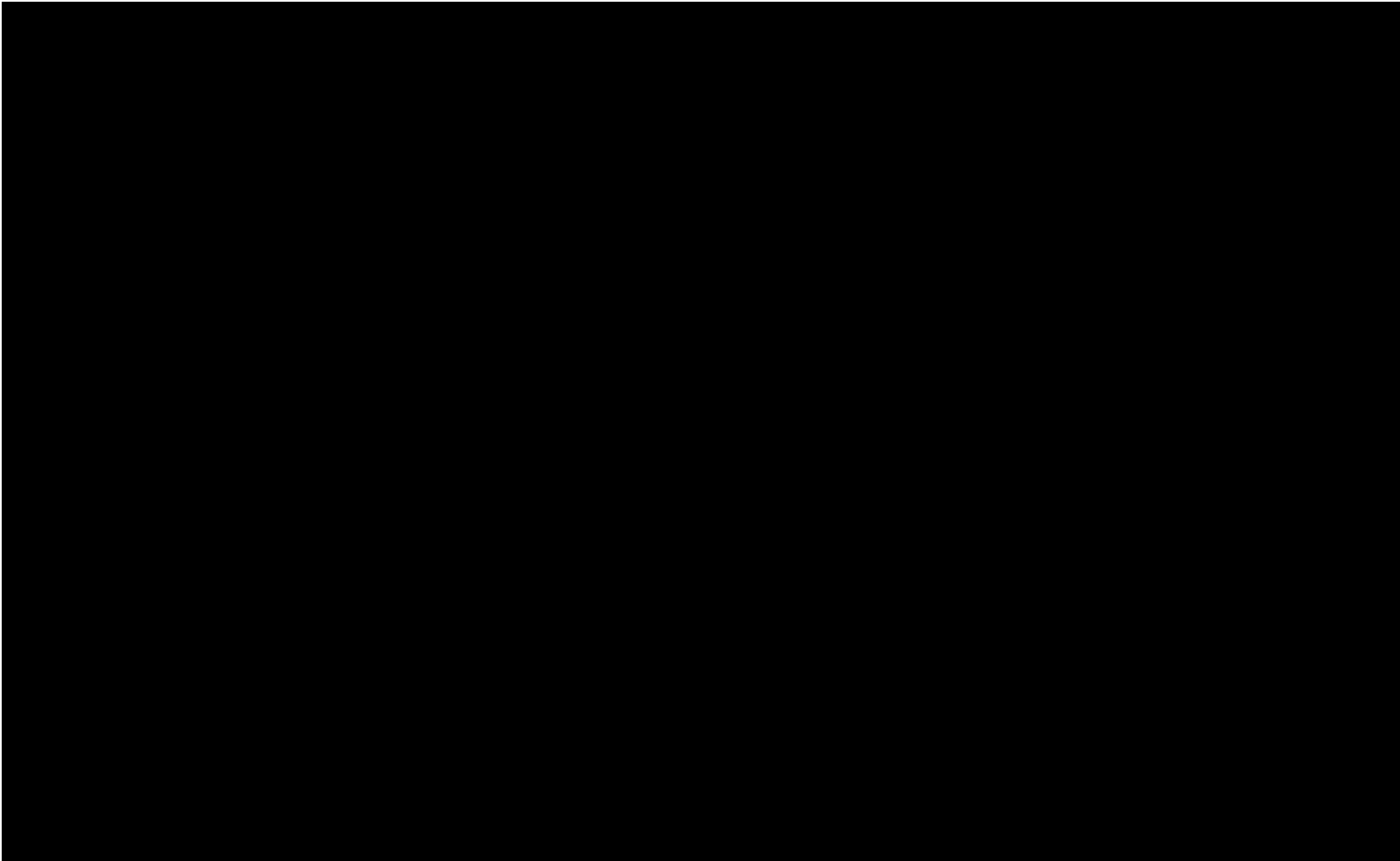




From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 22 March 2022 09:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/42/22/PL

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”
- A room where the only escape route is through another room is termed an “inner room” and poses a risk to its occupiers if a fire starts unnoticed in the outer room. The escape routes from the bedsits in Units 6, 7, 8 & 9 on both ground and first floors are via kitchen-diners. The ideal solution should be to separate each kitchen-diner with a 30 minute fire-resisting partition wall and FD30S fire door, with a hallway providing an access and egress route serving each bedsit and kitchen-diner. In accordance with LACoRS fire safety guidance, an alternative solution could be to provide an escape window in each bedsit which leads to a place of ultimate safety, plus interlinked smoke detection in both the kitchen-diner area and each bedsit and installing an FD30S fire door to each bedsit (between the inner and outer rooms). This can only be considered where the ground to first floor storey height is less than 4.5 metres and only where the inner room situation is unavoidable. In the opinion of Private Sector Housing, the inner rooms proposed are avoidable and therefore the kitchens

should be separated from other areas as detailed above and as demonstrated in the proposal for units 3 – 5 and 10-14, thus creating a suitable internal escape route.

- 30min fire resisting escape route serving each unit, which would include providing a 30 minute fire resisting and self-closing fire door to each risk room. Fire doors must be of FD30S standard, including 3 fire rated hinges, intumescent strips and cold smoke seals and an overhead self-closing device fitted. Bedsit, studio doors and final exit doors must also be fitted with thumb-turn style opening devices to enable a swift exit in the event of an emergency without the need for a key, code or card. The external exit gate from the courtyard must also be fitted with a thumb-turn, push pad, push bar or similar device to enable escape to ultimate safety from the courtyard area without the need for a key, code or card.
- Grade D, LD2 fire alarm and detection system,
 - o interlinked mains wired smoke alarms with integral tamper-proof battery back-up located throughout each escape route.
 - o Interlinked smoke alarms with integral tamper-proof battery back up in each bedsit*
 - o Interlinked heat alarms with integral tamper-proof battery back-up to be located in each communal kitchen
 - o Fire blanket to be provided in each kitchen

*** Where cooking facilities are located within a bedsit/studio, the interlinked detector must be a heat detector and not smoke. An additional non-interlinked smoke detector must also be installed within each bedsit/studio containing cooking facilities to protect sleeping occupants in those areas.**

Room Sizes

- Room sizes should meet the minimum standards for houses in multiple occupation.
- 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 bedsit room sizes where suitable communal kitchen and dining space is provided:
 - 6.51sqm – suitable for 1 person
 - 10.2sqm - suitable for 2 persons

The room sizes above are exclusive of en-suite facility sizes.

- Note with regards to studio room sizes:
 - 13sqm – suitable for 1 person
 - 15sqm - suitable for 2 persons

The room sizes above are exclusive of en-suite facility sizes.

- 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

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
 - o sinks with draining boards;
 - o an adequate supply of cold and constant hot water to each sink supplied;
 - o installations or equipment for the cooking of food;
 - o electrical sockets;
 - o worktops for the preparation of food
 - o cupboards for the storage of food or kitchen and cooking utensils;
 - o refrigerators with an adequate freezer compartment (or, where the freezer compartment is not adequate, adequate separate freezers);
 - o appropriate refuse disposal facilities; and
 - o appropriate extractor fans, fire blankets and fire doors.

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.

If skylights/roof casements are the only source of light and/or ventilation within a habitable room, they must meet all of the following requirements;

- o The skylight/roof casement must be able to be fully opened for ventilation during spells of prolonged and heavy rain or snow without allowing it to enter the room;
- o The skylight/roof casement must have integral passive ventilation for ventilation even when the window is shut; and
- o The skylight/roof casement must provide a reasonable view for the occupant(s). The Housing Health and Safety Rating System (HHSRS) states as a relevant matter that there should be a “reasonable view out of all rooms, other than those where privacy is required, such as bathrooms and WCs”, as this can have a negative effect on the mental health of the occupants, especially over the longer-term

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 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);

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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E: martin.hill@arun.gov.uk

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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 Officers may be working remotely and 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 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. 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: 04 March 2022 13:19
To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>
Subject: Planning Consultation on: BR/42/22/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/42/22/PL
Registered: 3rd March 2022
Site Address: Prince Of Wales Public House 1 Highfield Road Bognor Regis PO22 8BQ

Grid Reference: 493719 99854

Description of Works: Change of use from public house (A4 Drinking establishment) to an 18-bed student accommodation. This application is in CIL Zone 4 (Zero Rated) as other development.

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 . 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://app.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 (ODS) 2020