Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 April 2017 08:28
To: Planning Scanning
Subject: FW: Planning Consultation on: BR/45/17/PL

From: Louise Crane
Sent: 06 April 2017 14:18
To: Planning.Responses
Subject: FW: Planning Consultation on: BR/45/17/PL

Comments from Environmental Health and Private Sector Housing:

Environmental Health

- No comments

Private Sector Housing

Second Floor

Individual Flats (Bedrooms 21, 22, 23, 24 and 25) - All appears to be satisfactory in terms of layout, room sizes and facilities. My main comment is that all the bedroom areas of the flats have to pass by or through the kitchen area for their escape route in the event of a fire.

General

Fire Safety

An early warning fire detection system would be required throughout the building which included:

- Interlinked mains-powered heat detectors with integral battery back-up in all bedrooms in the kitchen area;
- Interlinked mains-powered smoke detectors with integral battery back-up in all bedrooms in the bedroom area;
- Interlinked mains powered smoke detectors with integral battery back-up in all communal lobbies, stairwells, hallways, landings, dining rooms, lounges and laundry rooms;
- Emergency lighting in all lobbies, stairwells, hallways and landings;
- Thirty-minute fire doors fitted with self-closers, intumescent strips and cold smoke seals suitably hung with appropriate hinges and fitted with locks which can be opened from the inside without the use of a key;
- All final exit doors from the property must be fitted with a lock which can be opened from inside without the use of a key;
- Emergency Call Points on each level of the property (in communal flat areas and individual flats areas) and at each final exit from the property;
- A fire blanket in each kitchen located near to but not directly above or behind the cooking facilities;
- Appropriate Fire Escape signage throughout the building;
- Control Panels for each distinct area of the building (depending on the final layout but likely to need one for each of the communal flats (or possibly combined) and one for the shared part of the building;
- External emergency lighting to escape routes, if appropriate;
- Minimum thirty-minute fire separation between flats and each storey (and under-boarding of stairwells if appropriate);
- Any glazing that faces the escape route must be suitably fire-rated or replaced with suitable boarding.

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(The above is not an exhaustive list and you would need to ensure that you provide a suitable early warning fire detection system and suitable fire risk assessment. LACORS "*Housing – Fire Safety: Guidance on fire safety provisions for certain types of existing housing*" is the guidance that the Council uses to assess properties).

Kitchen and Bathroom facilities

For the shared flats these must be provided as per the requirements contained within the "*Arun District Council Standards for Houses in Multiple Occupation*" which can be found at http://www.arun.gov.uk/hmo. For the self-contained flats the Council would expect them to meet the Chichester and Arun Landlord Accreditation Standards as set out in the Scheme's standards which can be found at http://www.arun.gov.uk/landlord-accreditation-scheme.
All bathrooms and kitchens must be provided with appropriate mechanical extract ventilation as detailed in the above documents (even if an openable window is present).

Regards

Louise

Louise Crane | Principal Environmental Health Officer, Private Sector Housing & Public Health, Arun District Council | Location: Third Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[redacted]
Visit Arun's web site at www.arun.gov.uk Save the environment - think before you print.

[redacted]
Sent: 03 March 2017 16:48
To: EH Planning Consultations
Subject: Planning Consultation on: BR/45/17/PL

To: **Environmental Health - Graham Evans/Sarah Meeten**

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/45/17/PL**
Registered:	1st March 2017
Site Address:	Villa Maria Campbell Road Bognor Regis PO21 1NW
Grid Reference:	493957 99137
Description of Works:	Variation of condition 2 imposed under BR/270/16/PL relating to approved plans.

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 06-APR-17.

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 Mr S Davis who can be contacted on telephone number [redacted]

Regards
Planning Officer

consultee_email