



From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 23 March 2022 18:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/57/22/PL

Dear Planning,

Comments from Private Sector Housing:

The proposal for this unit, which appears to be absent of cooking facilities within the new building would suggest that occupants would need to traverse outside of their accommodation into open air and then into the main building to access kitchen facilities. It must be considered that occupants have the right to access kitchen facilities at any time of the day and at any time of the year and with this in mind it is the opinion of Private Sector Housing that the applicant should either consider including cooking facilities within the new unit, either as a communal facility or individual cooking facilities provided within bedsits. If this is inappropriate for any reason, consideration should then be given to linking the new unit with the main building, providing warmth and shelter during inclement weather for when occupants may choose to use the facilities in the main building.

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 Building Regulations Approved Document B and BS9999.
- A 30min fire resisting escape route must be provided, which would include a 30 minute fire resisting and self-closing fire door, conforming to FD30S standard fitted to the entrance to each bedsit.
- Grade D, LD2 fire alarm and detection system,
 - o interlinked mains wired smoke alarms with integral tamper-proof battery back-up located throughout the escape route.
 - o Interlinked smoke alarms with integral tamper-proof battery back up in each bedsit

The fire alarm and detection system should be interconnected with the main building to ensure early warning is given to all occupants on site.

- There must be an external emergency escape route provided from the proposed unit which leads to a place of ultimate safety, without the need for entering another building and which must have adequate emergency lighting to the escape route and any exit gate installed

must have a thumb turn style opening device, push pad, push bar, or similar, which will enable persons to safely escape without the need for a key, code or card.

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 room sizes where separate dining space is provided elsewhere:
6.51sqm – suitable for 1 person
10.2sqm - suitable for 2 persons

With regards to room sizes where separate dining space is not available elsewhere:
10.2sqm – suitable for 1 person
15sqm - 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

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. 18-20 Stocker Road, Bognor Regis currently has an HMO licence for 7 persons and the applicant is advised to ensure that facilities provided meet the Council's HMO Standards and rooms sizes and facilities are adequate for the total number of persons reliant on them.
- 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.

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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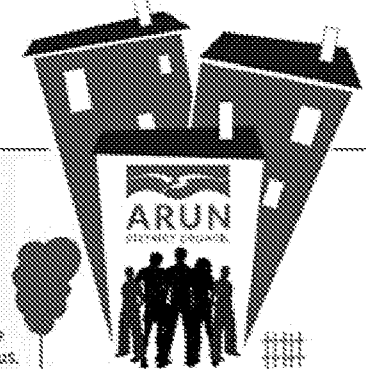


**It is a criminal
offence to operate
a licensable HMO
without a licence**

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: 18 March 2022 10:19
To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>
Subject: Planning Consultation on: BR/57/22/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/57/22/PL
Registered: 3rd March 2022
Site Address: 18-20 Stocker Road Bognor Regis PO21 2QF
Grid Reference: 492662 98747
Description of Works: Demolition of vacant garden building and construction of 1 No. 2 bed supported accommodation annexe.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for on site mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 23rd April 2022 . 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

Maria Tomalova

Planning Officer- Arun District Council

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Email: maria.tomalova@arun.gov.uk

PLCONSULT (CDB) 2020