



From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>

Sent: 21 June 2022 11:17

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

Subject: RE: Planning Consultation on: BR/63/22/PL

Dear Planning

Please see Private Sector Housing comments below which remain the same from the comments previously provided in respect of BR/65/22/L, with the exception of one additional comment under the 'General' section.

These comments are in relation to general housing conditions and have regard to the Housing Act 2004, Housing Health and Safety Rating System (England) Regulations 2005 and LACORS national fire safety guidance.

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. As egress from flats 4 & 5 is via the open plan living room/kitchen, an escape window should be installed to bedrooms 1 & 2 within both flats. An escape window should only be installed if the following criteria can be met:
 - They serve rooms whose floor level is no more than 4.5m from the ground;
 - Every room served by the escape window has access to it without entering another habitable room;
 - If it is necessary to pass through the escape route to reach the window, consideration should be had to the travel distance involved;
 - Occupiers are able-bodied individuals who can reasonably be expected to exit via the window unaided;
 - There is no basement well or other encumbrance beneath the window such as railings or a conservatory;
 - The escape window is openable from the inside without the need for a key and the ground below is level and free of obstructions; and

- The window should lead to a place of ultimate safety. However, if this leads into a courtyard or back garden where there is no exit, it should be at least as deep as the building is high
- The internal escape routes should provide 30 minutes fire resistance, including the provision of 30-minute fire resisting and self-closing fire doors (FD30S) to each flat entrance that opens onto the escape route
- A mixed Grade A, LD2 and Grade D1, LD3 fire system should be maintained and installed

Grade A, LD2 system:

- Interlinked detection throughout the escape routes
- Interlinked heat detection to each flat

Grade D1, LD3 system:

- Non-interlinked mains-wired smoke alarms with integral tamper-proof battery back-up to each self-contained flat
- Fire blankets should be provided to all kitchen areas
- Emergency lighting will be required to both escape routes due to a lack of natural and borrowed light

Ventilation

- Kitchens should have adequate mechanical ventilation
- Mechanical extraction should be provided to all bathrooms/shower rooms/ensuites
- The double doors within Flat 2 bedroom 1 provide the only means of ventilation within the bedroom. Consideration should be given to installing a separate openable window light to enable the ventilation to be better controlled. For example, enabling the occupier to have a window open during the night and during prolonged periods of rain

Terraces/Balconies

- Each terrace/balcony must provide a guarding height of 1100mm minimum, extending up from the terrace/balcony floor
- The openings within the guarding should not allow a sphere with a 100mm diameter to pass through
- The guarding should not be constructed so as to facilitate climbing by children

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards
- Flats 1, 2, 4, 5, 6, 9 & 10 have the potential to operate as Flats in Multiple Occupation (HMO), with flat 10 potentially requiring an HMO licence. If any of the flats become an HMO, it must;

- meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (2020)
- meet the requirements of The Management of Houses in Multiple Occupation (England) Regulations 2006
- meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site
- meet the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended) – (Flat 10)

Regards,

Private Sector Housing & Public Health Team



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 25 May 2022 09:49
To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>
Subject: Planning Consultation on: BR/63/22/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/63/22/PL
Registered: 23rd May 2022
Site Address: Salisbury House The Steyne Bognor Regis PO21 1TX
Grid Reference: 493270 98859
Description of Works: Change of use of 5 No self-contained flats for adults with learning difficulties to 5 No self-contained flats and formation of 5 No further flats from HMO rooms, garage and office, repairs and decoration of external surfaces, minor alterations to elevation facing Sadler Street, change one window facing rear courtyard to French doors & apply obscure film to 2 windows in courtyard area.

This application affects the setting of listed buildings, affects the character & appearance of The Steyne Conservation Area and is in CIL Zone 4 (Zero Rated) as flats.

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 25th June 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (CDS) 2020