



Dear Planning,

Please find below comments from Private Sector Housing in relation to the above Planning Consultation:

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”
- 30min fire resisting protected escape route is required, which would include 30 minute fire resisting construction and FD30S doors to all risk rooms.
- Mixed Grade Fire Alarm System: Grade A, LD2 system with fire alarm control panel, installed in accordance with the requirements of BS5839-1 consisting of:
 - o interlinked smoke alarms throughout the escape routes, including in any under-stairs areas where a source of ignition is present, or other areas identified as presenting a risk
 - o Interlinked heat alarms in each bedsit
 - o Manual Emergency Break Glass Call-Points located on the escape routes

PLUS

- o Additional Grade D1, non-interlinked smoke detection which is mains powered with integral battery back-up in each bedsit
 - o Fire blanket to be provided in each kitchen
- A system of emergency escape lighting to be provided throughout the escape routes and adequate directional escape signage to be provided.
- All under-stairs cupboards and storage areas opening on to the escape route must be of 30 minutes fire resisting construction, including a FD30S fire door to be fitted to each and with suitable signage indicating it is a fire door and to be kept locked shut.
- There are dead-end conditions and therefore travel distance should not be excessive.

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 cooking facilities are sited within bedsits:
 - 10.2 sqm – suitable for 1 person
 - 15 sqm - 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 licence 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 a minimum of 2 double electrical sockets – **please note that page 6 of the Gatwick Bedsit Information document suggests 3 gang power sockets are fitted in each kitchen area. To meet Arun District Council's HMO Standards, there must be a minimum of 4 (2 double) electrical sockets suitably located above the food preparation surface which are in addition to any dedicated socket for a fridge, cooker or washing machine, for example.**
 - 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 without windows for natural ventilation should have adequate mechanical ventilation.
- All kitchens should have adequate mechanical ventilation which extracts to fresh air and is capable of an extraction rate of 30 litres per second if sited adjacent to the hob, or 60 litres per second if sited elsewhere in the bedsit.

Velux Windows and ceiling/roof casements

- From the plans, it could not be determined if sufficient natural lighting would be available in rooms 36, 37 & 38. Room 38 does not appear to have any windows with a view proposed, only roof lights. **This is not considered acceptable.** Velux windows or ceiling/ roof casements as the only source of light, ventilation and view should be avoided where possible. If the roof lights are the sole source of light and ventilation, alternative windows will be required to be installed and may be included within stipulated conditions on the HMO Licence..

Note: All velux/ ceiling/roof windows 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. Each velux window must also have integral passive ventilation for ventilation even when the window is shut. 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.

Windows, other

- Any openable windows above 4.5 metres from the outside ground floor level to first floor level, that have a sill height of less than 1100mm must be fitted with window opening restrictors.

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 (2016);
- 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. **This property will require a licence to operate as an HMO and the applicant should be directed to www.arun.gov.uk/hmo for further information, which includes the relevant HMO licence application form, details of fees, HMO Standards information and fire safety.**

Kind regards

Martin Hill

Please note that during the current Coronavirus pandemic and contingency measures being implemented including working remotely there may be limited access to incoming and outgoing mail, so if possible please send all correspondence via e-mail. Please also note that to protect staff and customers from unnecessary potential exposure, apart from essential urgent emergency situations, property inspections and site visits are unable to be undertaken at this time.

Visit Arun's web site at www.arun.gov.uk



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: 07 April 2020 10:34

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

Subject: Planning Consultation on: BR/86/20/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/86/20/PL

Registered: 31st March
2020

Site Address: Aldwick House Care Home 41-45 Nyewood Lane Bognor Regis
PO21 2SJ

Grid Reference: 492622 98909

Description of Works: Part change of use from a 32-bed nursing home (C2 Residential Institutions) to a 38-bedsit House in Multiple Occupation (sui generis) comprising 24 No single person & 14 No two-person bedsits along with separate shower rooms & wcs, demolition of rear conservatory & store & erection of single storey rear extension & with minor external alterations to side elevations & insertion of 4 No roof lights on rear elevation, This application is not CIL Liable.

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 07-MAY-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 James Cross who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
