

Dear Planning,

Please see response from Private Sector Housing below.

### **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”
- If renting the property; Grade D1, LD2 system:
  - o interlinked mains wired smoke alarms with integral tamper-proof battery back-up located throughout the escape route
  - o Interlinked mains wired smoke alarm with integral tamper-proof battery back-up within the lounge/kitchen area\*\*
  - o Fire blanket to be provided in the kitchen area

\*\* It is usually more common to have a mains wired heat detector with integral tamper-proof battery back-up sited within the kitchen area as this avoids false alarms when cooking food. However, as the escape route from the first floor passes through the open plan lounge/kitchen and this will be a single household dwelling, I believe a smoke detector would be more appropriate as it would alert the sleeping occupant(s) more quickly in the event of a fire. A fire would need to be more developed to set off a heat detector which, in this instance, could hinder a safe escape from the property.

- If owner occupier; Grade D2, LD2 system:
  - o interlinked mains wired smoke alarms with integral user-replaceable battery back-up located throughout the escape route
  - o Interlinked mains wired smoke alarm with integral user-replaceable battery back-up within the lounge/kitchen area\*\*

\*\* It is usually more common to have a mains wired heat detector with integral user-replaceable battery back-up sited within the kitchen area as this avoids false alarms when cooking food. However, as the escape route from the first floor passes through the open plan lounge/kitchen and this will be a single household dwelling, I believe a smoke detector would be more appropriate as it would alert the sleeping occupant(s) more quickly in the event of a fire. A fire would need to be more developed to set off a heat detector which, in this instance, could hinder a safe escape from the property.

- As the escape route passes through the open plan lounge/kitchen and egress from the property is closer to the kitchen area, consideration should be given to installing an escape window either within the bedroom or within the lounge. An escape window should only be installed if the following criteria can be met:
  - o They serve rooms whose floor level is no more than 4.5m from the ground;
  - o Every room served by the escape window has access to it without entering another habitable room;
  - o If it is necessary to pass through the escape route to reach the window, consideration should be had to the travel distance involved;
  - o Occupiers are able-bodied individuals who can reasonably be expected to exit via the window unaided;
  - o 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

Alternatively, another option could be to leave the front door in place, currently situated at the front of the building.

#### Ventilation

- Kitchens should have adequate mechanical ventilation
- Mechanical extraction should be provided to all bathrooms/shower rooms/en suites

#### General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards

Kind regards,  
Chantelle



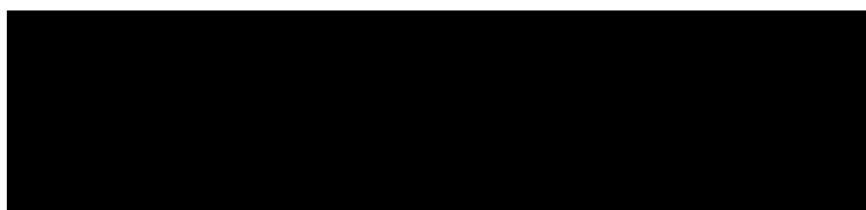
Please note that during the current Coronavirus pandemic and contingency measures being implemented including working remotely there may be limited access to incoming and outgoing mail, so if possible please send all correspondence via e-mail. Please also note that to protect staff and customers from 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](http://www.arun.gov.uk)



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|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>It is a criminal offence to operate a licensable HMO without a licence</b></p> | <p>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.</p> <p>If you own/manage a house in multiple occupation subject to the new legislation and requires more information please visit <a href="http://www.arun.gov.uk/hmo">www.arun.gov.uk/hmo</a></p> <p>If you suspect an HMO is operating without a licence, or are concerned about the standards of an HMO, please contact us.</p> |  |
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To: Environmental Health - Planning consultation

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**

**Town & Country Planning Act 1990 (as amended)**

**Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)**

**Prior Notification for a Commercial Permitted Development**

**APPLICATION NO:** BR/91/20/PD

**Registered:** 20th April  
2020

**Site Address:** 1 Sudley Road Bognor Regis PO21 1EJ

**Grid Reference:** 93725 99145

**Description of Works:** Prior notification under Schedule 2, Pat 3, Class M for the change of use from mixed use A1 & C3 to C3 only to create 1 bed house.

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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 22-MAY-20.**

You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://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/](http://www.planningportal.gov.uk/planning/appeals/) but they will protect personal details.

The officer dealing with this application is Amber Willard who can be contacted on telephone number 01243 777777

Regards  
Planning Officer

consultee\_email

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