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Save the environment - think before you print.

From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 02 June 2020 13:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/99/20/PL

Dear Planning,

Comments from Private Sector Housing:

The comments below are based upon the assumption that each unit is occupied by a single household. If unit 1 and/or unit 2 is to be occupied by 3 or more tenants, forming 2 or more households, then the Arun District Council's Houses in Multiple Occupation (HMO) Standards must be applied and further fire safety arrangements may be required. Where a property meets the criteria of being an HMO and there are 5 or more occupants, the property will require a licence and further information can be found at www.arun.gov.uk/hmo

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. The escape route from the bedroom in Unit 3 is via the kitchen & lounge area. This can be overcome by ensuring that the window in the bedroom meets the

requirements of an escape window and additional fire protection in the form of an FD30S fire door between the bedroom and the kitchen/lounge area and interlinked smoke detection in the lounge and bedroom areas.

- Unit 1 and Unit 2 - Grade D, LD3 fire alarm and detection systems, as follows:
 - o interlinked mains wired smoke alarms with integral battery back-up located in the escape route on each level of units 1 & 2
 - o Fire blankets are recommended to be provided in each kitchen
- Unit 3 - Grade D, LD2 fire alarm and detection systems, as follows:
 - o As specified above for units 1 & 2, the same for unit 3 but with the addition of interlinked mains wired smoke alarms with integral battery back-up in the Lounge and Bedroom areas because of the inner room scenario. The fire alarm requirements for unit 3 will meet the requirements of a Grade D LD2 system, because of the additional detection.

Rooms

- A close fitting, conventional door is required to all bedroom and risk room. The ground floor bedroom of unit 2 must be fitted with a close fitting conventional door.
- 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 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

Windows

- It is proposed that obscured glazing will be installed in unit 3's bedroom. All rooms should be provided with windows that provide a reasonable view, unless where privacy is required in Bathrooms and WCs, for example. In this instance the proposal can be accepted in view of the single bedroom and the occupant(s) having sole access to other areas of the unit which do provide windows with a reasonable view. It should be noted, however, that in most cases and where reasonably practicable and non-detrimental to the occupants of the dwelling, windows with a reasonable view should be provided.
- An escape window with a sill height of not more than 1100mm from finished floor level, with an unobstructed openable area of 0.33m² and have a minimum 450mm height and 450mm width must be provided in the bedroom of unit 3.

Licensing

- Any property that has 5 or more people sharing facilities, forming 2 or more households, will require a licence from the Council and the property must meet minimum HMO standards.
- If the residents of an HMO 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;

- refrigerators with an adequate freezer compartment (or, where the freezer compartment is not adequate, adequate separate freezers);
- appropriate refuse disposal facilities; and
- appropriate extractor fans, fire blankets and fire doors.

Ventilation

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.

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), where applicable;
- 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), where applicable

Kind regards

Martin Hill

Houses in Multiple Occupation Officer
Private Sector Housing and Public Health

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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 requires 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 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.

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 13 May 2020 13:04
To: EH Planning Consultations <EHPlanningConsultations@arun.gov.uk>
Subject: Planning Consultation on: BR/99/20/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/99/20/PL
Registered: 13th May 2020
Site Address: 23 Mead Lane Bognor Regis PO22 8AP
Grid Reference: 494025 99771
Description of Works: Change of use from Student Accommodation to 3 No. dwellings, comprising 1 No. 1 bed apartment, 1 No. 2 bedroom house & 1 No. 3 bedroom house. This application affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area & may affect the setting of a Listed Building.

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 Manangement 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 12th June 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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 (CDB) 2020