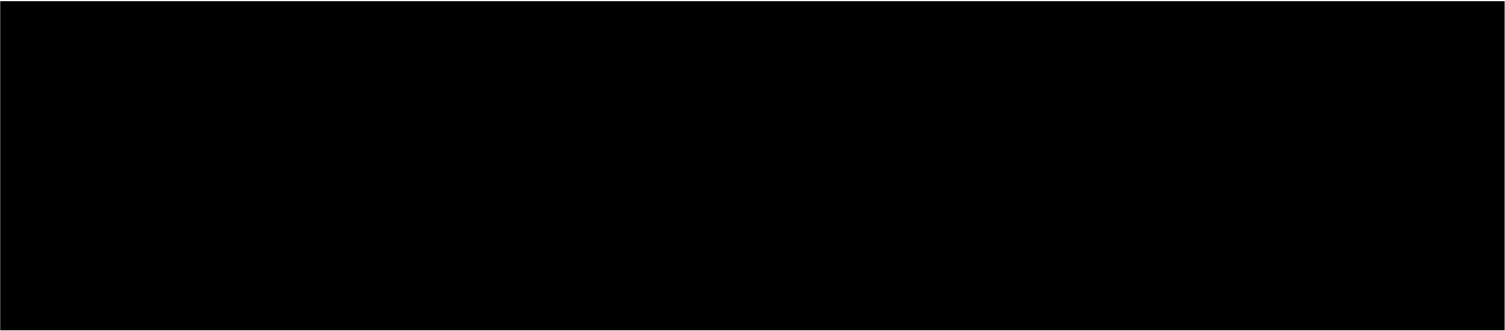
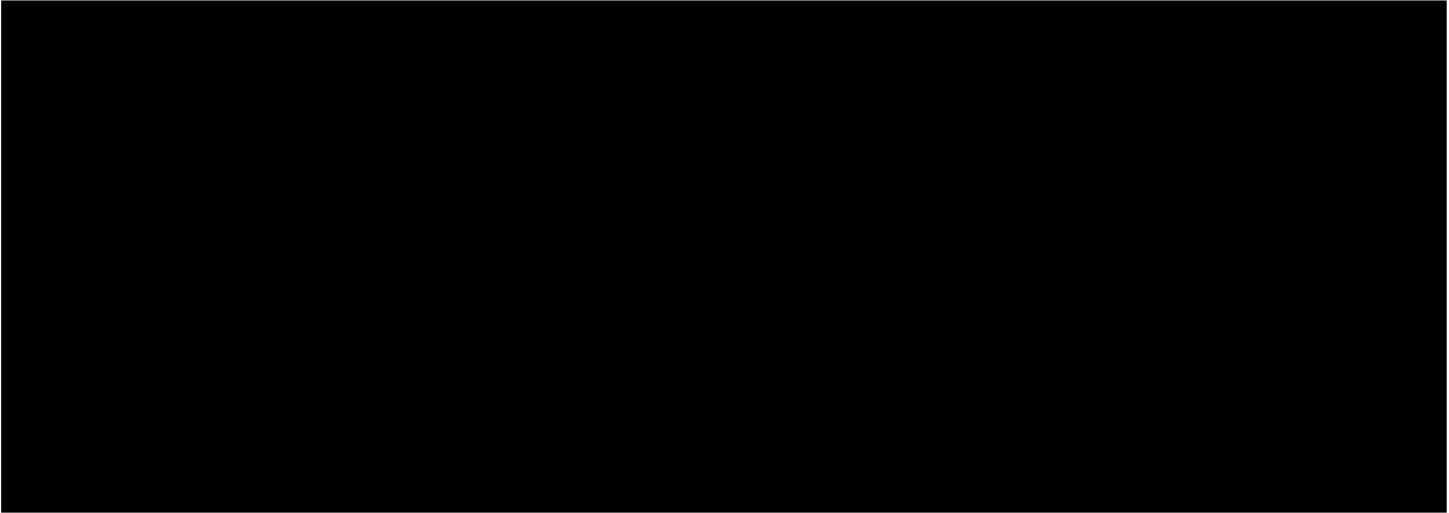


From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>
Sent: 10 November 2020 10:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: EP/125/20/PL

Dear Planning,

Please see comments below from Private Sector Housing.

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”
- There should be adequate fire separation (usually 60 minutes) between the commercial unit on the ground floor and the residential flats above. If 60-minute fire separation cannot be fully achieved, interlinked detection will be required between the commercial unit and the residential flats above
- The commercial cupboard located under the staircase should afford 60-minutes fire resistance to protect the residential escape route

- The internal escape route should provide 30 minutes fire resistance, including the provision of 30-minute fire resisting and self-closing fire doors (FD30S) to each flat entrance
- As the building will be across 3 storeys, the fire detection will require upgrading to a mixed Grade A, LD2 and Grade D1, LD3 fire system.
Grade A, LD2 system:
 - Interlinked detection throughout the escape route
 - Interlinked heat detection to each flat
 - Interlinked detection to the commercial unit (if 60-minute fire separation cannot be fully achieved)
- Grade D1, LD3 system:
 - Non-interlinked mains-wired smoke alarms with integral tamper-proof battery back-up to each flat
- Fire blankets should be provided to all kitchen areas
- Emergency lighting may be required to the escape route due to the lack of effective borrowed light

Room Sizes

- The floor to ceiling height must be at least 2.1 metres over at least 50% of the floor area when measured at a height of 1.5metres from the floor and provide sufficient useable space

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

Chantelle Bashford
Houses in Multiple Occupation Officer
Private Sector Housing & Public Health Team

T: 01903 737603
E: chantelle.bashford@arun.gov.uk

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



Sign up to our newsletter [here](#)

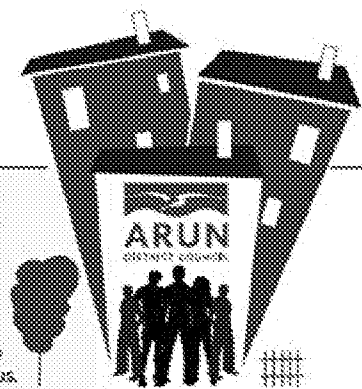


**It is a criminal
offence to operate
a licensable HMO
without a licence**

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 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: 21 October 2020 16:28

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: EP/125/20/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: EP/125/20/PL

Registered: 21st October 2020

Site Address: 128 Sea Road East Preston BN16 1NN

Grid Reference: 507072 101716

Description of Works: Alteration & extensions to flat to create 2 No. one-bedroom self contained flats including loft conversion and dormers a(s approved EP/41/19/PL). This site is in CIL Zone 4 & is not CIL Liable as new flat.

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 26th November 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020