

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 January 2021 10:40
To: Planning Scanning
Subject: FW: Planning Consultation on: FG/149/20/PD

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Tendai Pindeni <Tendai.Pindeni@arun.gov.uk>
Sent: 05 January 2021 16:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: FG/149/20/PD

Dear Tendai,

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 units on the ground floor and the residential flats above

- 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
- A mixed Grade D1, LD2 and Grade D1, LD3 fire alarm system should be maintained and installed

Grade D1, LD2 system:

- Interlinked mains-wired smoke alarms with integral tamper-proof battery back-up throughout the escape route
- Interlinked mains-wired heat detector with integral tamper-proof battery back-up to each flat

Grade D1, LD3 system:

- Non-interlinked mains-wired smoke alarm with integral tamper-proof battery back-up to each flat

N.B. If 60 minute fire separation between the commercial units and the residential flats cannot be achieved or determined, a greater level of fire detection may be required. This should be highlighted in the Fire Risk Assessment

- Fire blankets should be provided to all kitchen areas
- The bedroom within Flat 3 backs onto the kitchen area; the compartmentation between these rooms must afford 30 minutes fire resistance

Room Sizes

- Note with regards to room sizes:
 - 6.5m² – suitable for 1 person
 - 10m² – 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 up to 10 years are classed as half a person
 - Children aged 10 years+ are classed as a person

Ventilation

- Kitchens should have adequate mechanical ventilation

- Mechanical extraction should be provided to all bathrooms/shower rooms/en suites

Windows

- Opening limiters should be installed to all windows above the ground floor to prevent windows being opened more than 100mm. Opening limiters should not be key operated
- The roof window serving Flat 1 should be of an appropriate height and angle to provide a 'reasonable view'

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

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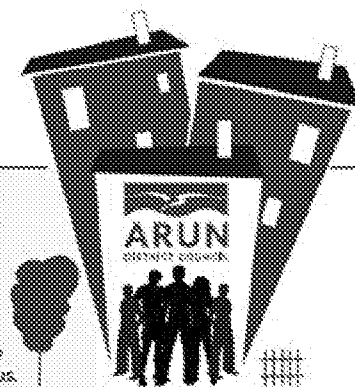


**It is a criminal
offence to operate
a licensable HMO
without a licence**

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 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: 17 November 2020 14:04

To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>

Subject: Planning Consultation on: FG/149/20/PD

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)

Application No: FG/149/20/PD

Registered: 13th November 2020

Site Address: 11 Sea Lane Ferring BN12 5DR

Grid Reference: 509514 102817

Description of Works: Prior notification under Schedule 2, Part 3, Class O of the Town & Country (General Permitted Development (England) Order (as amended) for the change of use of the existing first floor of the building from office (Class B1(a)) to 4 No. residential dwellings (Use Class C3) .

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 Management 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 18th December 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 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

Andrew Wood

Planning Officer- Arun District Council

Telephone: 01903 737768

Email: andrew.wood@arun.gov.uk

PLCONSULT (COB) 2020