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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 19 November 2021 11:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: FG/206/21/PD

Dear Planning

Comments 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 a minimum 60 minutes fire separation between the ground floor flats and the existing flats above. This includes the wall separating the staircase serving the first floor flats. Where this cannot be assured or achieved, a minimum 30 minutes fire resistance must be achieved and a system of interlinked smoke and heat detection must be installed and cover both the ground and first floors with one system. The system would need to be a mixed system and conform to Grade D1 LD2 to protect the common areas and Grade D LD3 in each flat, as follows:

Grade D1 LD2:

- Interlinked smoke detection with tamper-proof battery back-up installed throughout each escape route serving the ground and first floor flats.
- Interlinked heat detection with tamper-proof battery back-up installed in the entrance hall/lobby within each flat on the ground and first floors.

PLUS

Grade D LD3:

- Smoke detection with integral battery back-up located in the escape route / hall of each flat, not interlinked with the system detailed above. It is also recommended to install heat detection in each kitchen, which is interlinked with the detector located in the escape route/hall of each flat.

If, however, a full 60 minutes fire resistance is provided to separate the ground floor flats from the first floor flats, the fire alarm and detection system detailed above must still be provided, however upon careful fire risk assessment the D1 LD2 systems between the first floor and ground floor may not need to be interlinked.

- 30min fire resisting escape route, which would include providing a 30 minute fire resisting and self-closing fire door, conforming to the FD30S standard to each flat entrance.

Room Sizes

- Room sizes should meet the minimum standards if the flats are intended to be rented.
- 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:

6.51sqm – suitable for 1 person

10.2sqm - 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

Ventilation

- Bathrooms and kitchens should have adequate mechanical ventilation installed.
- All habitable rooms must have an opening window, equivalent to 1/20th of the floor area, to the outside air to provide adequate ventilation. French or patio doors that have no separate openable casements, or where there is no alternative openable casement within the room, are not considered acceptable in bedrooms.

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 (2020), 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;

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.

Kind regards

Martin Hill

Martin Hill
Houses in Multiple Occupation Officer
Private Sector Housing & Public Health Team

T: 01903 737639

E: martin.hill@arun.gov.uk

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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 continuing Coronavirus pandemic and with National and regional restrictions in place including working remotely there may be limited access to incoming mail, so if possible, please send all correspondence via e-mail. **Please also note that to protect staff and customers from unnecessary potential exposure to Covid-19 the team has suspended site visits and inspections at the current time except in urgent emergency situations (as assessed by the case officer) and these will only be undertaken where appropriate precautions are in place and social-distancing can be achieved.** Any inspections arranged may be subject to change or cancellation at short notice in line with any National, Regional or Council-specific guidelines and requirements or any newly imposed restrictions and Officers have the discretion to abort a visit if they consider that appropriate precautions are not in place or social distancing cannot be achieved.

From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 16 November 2021 09:19

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: FG/206/21/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/206/21/PD
Registered:	12th November 2021
Site Address:	9 Ocean Parade Ferring BN12 5QG
Grid Reference:	509279 102004
Description of Works:	Notification for Prior Approval under Schedule 2 Part 3 Class MA of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from retail use (Class E(a) to residential (Class C3) - Conversion of existing retail building into 2 No. self-contained residential units.

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 16th December 2021. You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://app.planninginspectorate.gov.uk/> 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

Amy Myer

Planning Officer- Arun District Council

Telephone: 01903 737776

Email: amy.myer@arun.gov.uk

PLCONSULT (GOB) 2020