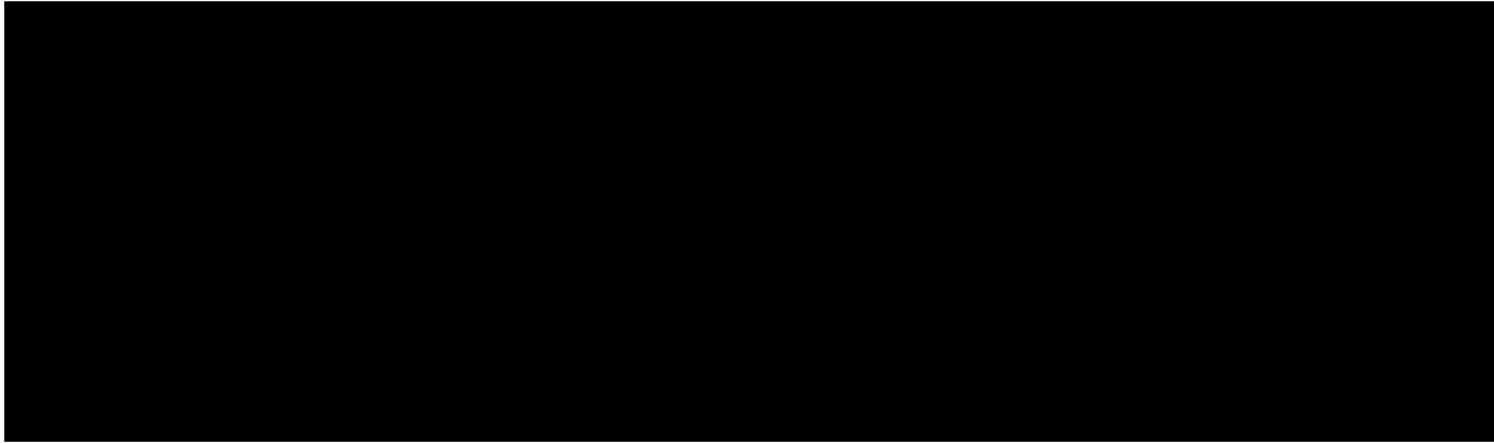




From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>

Sent: 17 June 2021 14:19

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

Subject: RE: Planning Consultation on: FG/87/21/PL

Dear Planning,

Please see Private Sector Housing comments, below. These comments are in relation to general housing conditions and have regard to the Housing Act 2004, Housing Health and Safety Rating System (England) Regulations 2005 and LACoRS national fire safety guidance.

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. A number of units consist of inner rooms where egress is either via the living room or via the kitchen living, therefore a higher level of fire safety is required. The additional fire safety measures include installation of escape windows, additional fire detection and appropriate fire doors. Units comprising inner rooms and additional fire safety items required:
 - Unit 7 (adjacent to the bungalow) – egress is via the living room making bedrooms 1 & 2 inner rooms. Escape windows and Grade D1 interlinked smoke detection required to both bedrooms.
 - Unit 5 (East facing) – egress is via the kitchen living room making bedrooms 1 & 2 inner rooms. Escape windows and Grade D1 interlinked smoke detection required to both bedrooms.
 - Unit ? (ground floor North corner) – egress is via the kitchen living room making the bedroom an inner room. An escape window, FD30S fire door and Grade D1 interlinked smoke detection is required to the bedroom.
 - Unit 3 (North West facing) – egress is via the kitchen living room making the bedroom an inner room. An escape window and Grade D1 interlinked smoke detection is required to the bedroom.
 - Unit ? (first floor West facing) – egress is via two outer rooms which is not considered acceptable. Escape windows and Grade D1 interlinked smoke detection required to both bedrooms. N.B. If the criteria for an escape window cannot be met to either bedroom, the layout of this unit would require altering.

- Unit ? (first floor East facing) – egress from bedroom 2 is via the living room, making bedroom 2 an inner room. An escape window, FD30S fire door and Grade D1 interlinked smoke detection is required to the bedroom.

N.B. The Fire Risk Assessment may determine it is appropriate for FD30S fire doors to be installed to all inner rooms.

An escape window should only be installed if the following criteria can be met:

- They serve rooms whose floor level is no more than 4.5m from the ground;
 - Every room served by the escape window has access to it without entering another habitable room;
 - If it is necessary to pass through the escape route to reach the window, consideration should be had to the travel distance involved;
 - Occupiers are able-bodied individuals who can reasonably be expected to exit via the window unaided;
 - 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. However, if this leads into a courtyard or back garden where there is no exit, it should be at least as deep as the building is high
- There should be adequate fire separation between the bungalows and the main building.
 - 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 the communal garden and to the staircase.
 - All final exit doors should be openable from the inside without the need for a key; for example thumb turn locks, push bars.
 - A mixed Grade D1, LD2 and Grade D1, LD3 fire system should be maintained and installed

Grade D1, LD2 system:

- Interlinked mains-wired smoke alarms with integral tamper-proof battery back-up throughout the communal escape route, including to both staircases
- Interlinked mains-wired heat alarms with integral tamper-proof battery back-up to each flat
- Interlinked mains-wired smoke alarm with integral tamper-proof battery back-up to each inner room (as above)

Grade D1, LD3 system:

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

N.B. Due to the overall size of the building, the Fire Risk Assessment may determine a higher level of fire detection is required; for example Grade A (electrically operated detectors linked to a control panel)

- Fire blankets should be provided to all kitchen areas

- Emergency lighting may be required to the escape route on the East side of the building due to a lack of natural and borrowed light
- Conventional and emergency lighting to be provided throughout the external escape route

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
- 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

Terraces/Balconies

- Each terrace/balcony must provide a guarding height of 1100mm minimum, extending up from the terrace/balcony floor
- The openings within the guarding should not allow a sphere with a 100mm diameter to pass through
- The guarding should not be constructed so as to facilitate climbing by children

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards
- Units 1, 2, 5, 7 & both first floor units have the potential to operate as Houses/Flats in Multiple Occupation (HMO), depending on how they are occupied. If any flat operates as an HMO, it must;
 - Must meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (2020)
 - Must meet the requirements of The Management of Houses in Multiple Occupation (England) Regulations 2006
 - Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site

Kind regards,

Private Sector Housing & Public Health Team



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

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 19 May 2021 09:55
To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>
Subject: Planning Consultation on: FG/87/21/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: FG/87/21/PL
Registered: 19th May 2021
Site Address: Tudor Close Ferringham Lane Ferring BN12 5NQ
Grid Reference: 509239 101970
Description of Works: 1 No. new unit in roof space plus reconfiguration of approved dwellings & other changes including retention of flat roof extensions and new dormers to courtyard elevation (revised application further to permission granted under FG/105/20/PL). This site is in CIL Zone 4 (Zero Rated) as 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 18th June 2021 . 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

Andrew Wood

Planning Officer- Arun District Council

Telephone: 01903 737768

Email: andrew.wood@arun.gov.uk

PLCONSULT (ODS) 2820