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Save the environment - think before you print.

From: Martin Hill <Martin.Hill@arun.gov.uk>

Sent: 24 August 2020 19:13

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

Subject: RE: Planning Consultation on: FP/131/20/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 must be a minimum of 1 hour fire separation between the commercial unit on the ground floor and the residential flats above. Where this cannot be guaranteed, there must be an interlinked system of smoke detection and sounders between the commercial and domestic areas. The under-stairs must also provide 1 hour's fire resistance, in order to protect the single means of escape from the flats above. *
- A mixed fire alarm system, consisting of a

Grade D1 system:

- o interlinked mains wired smoke alarms with integral battery back-up located throughout the escape.
- o Interlinked heat alarms with integral battery back-up located in the entrance lobby of each flat.

- PLUS a Grade D2 system:

- interlinked mains wired smoke alarms with integral battery back-up located in the escape route of each flat, which is not interlinked with the communal fire alarm and detection system.
- interlinked mains wired smoke alarm with integral battery back-up located in the vicinity of the boiler, located off the designated dressing area of the proposed new flat.

***Please see the second comment above, which states that the fire resistance between the commercial and domestic areas must be determined because this will inform what requirements are needed for a suitable fire alarm and detection system.**

- It is considered good practice to provide a fire blanket in the kitchen of the flat if it is to be rented.
- The shower and toilet area is accessed via the kitchen. The applicant should consider that a safer layout would be to have the kitchen located at the furthest end of this area of the flat, or better still, separate the two areas in a way that means occupants do not have to pass through a high risk area to escape in the event of a fire occurring in the kitchen.
- 30min fire resisting escape route, which includes providing a 30 minute fire resisting and self-closing fire door to the entrance of each flat opening on to the communal escape route.
- Ensure the loft hatch within the flat is constructed of 30 minute fire resisting material and includes fire-rated hinges, intumescent strips and cold smoke seals.

Room Sizes

- Room sizes should meet the minimum standards as detailed below:

13sqm, excluding size of bathroom and WC facility – suitable for 1 person

15sqm, excluding size of bathroom and WC facility - suitable for 2 persons

- 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

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 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
Houses in Multiple Occupation Officer
Private Sector Housing and Public Health

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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 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: 03 August 2020 16:34
To: EHPlanningConsultations [REDACTED]
Subject: Planning Consultation on: FP/131/20/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: **FP/131/20/PD**

Registered: 31st July 2020
Site Address: First Floor Office 44B Summerley Lane Felpham PO22 7HX
Grid Reference: 495759 99872
Description of Works: Notification for Prior Approval under Class O for change of use from a use falling within Class B1(a)(offices), to a use falling within Class C3 (dwellinghouses) -change of use of the existing 1st Floor Office to a self contained Studio Apartment. This application is Not CIL Liable as flat in Zone 4.

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 4th September 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

Maria Tomalova

Planning Officer- Arun District Council

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Email: maria.tomalova@arun.gov.uk

PLCONSULT (ODS) 2020