

Zara Camp

From: Robert Findlay
Sent: 29 October 2008 10:05
To: Planning.Responses; Susan Leeson
Subject: FP 165/08 2 Admiralty road Felpham

Susan

Having seen the resubmission the following applies to some of the units.

some of the units meet our standards but some do not meet the available floor areas specified below

The floor area for 1 bed roomed units with kitchen/ living room is to be as follows

bedroom size: 7sqm for 1 person or 10 m sq for 2 persons.

kitchen living rooms: 14.5 sqm.

Studio flats (shared living/bedroom/kitchens): the total available floor space is to be 19.5 sqm.

The available habitable floor area within the units proposed does not appear to allow for adequate circulation or separation of functions and there may be category 1 hazards created (as defined in the Housing Act 2004).

Should this development be allowed and the property are for the private rented sector / 'buy to rent' market then it is highly likely that should a housing health and safety rating system assessment be undertaken and category 1 hazards are highlighted especially in relation to crowding and space then this service may impose restrictions on the occupancy of the properties.

It is recommended the developer contact this office to discuss the proposal however I appreciate the developer may not know the future occupation of the premises and whilst the room sizes may be acceptable on a buy to occupy basis they are not on a buy to rent basis, based on current guidance for environmental health.

Rob Findlay

Environmental Health (Private Sector Housing)
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
01903 737686