

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 19 November 2020 08:19  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on: FP/209/20/PL

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Save the environment - think before you print.

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**From:** Martin Hill <[Martin.Hill@arun.gov.uk](mailto:Martin.Hill@arun.gov.uk)>  
**Sent:** 18 November 2020 20:20  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Subject:** RE: Planning Consultation on: FP/209/20/PL

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"
- The external staircase serving the first floor flats is the single means of escape from these flats, therefore it should be protected from the effects of fire along its length.
- 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. The escape routes from the following areas pass through higher risk areas and therefore additional fire safety measures will be required, as follows:

- Flat 1 on the ground floor – Both bedrooms (1&2) in the proposed layout are inner rooms with a living area and kitchen being an access room. The compartment walls must be a minimum 30 minutes fire resisting and be fitted with FD30S fire doors. The doors opening out to fresh air must be fitted with a thumb turn opening device to be used in the event of an emergency. Please note that the door to bedroom 2 appears to open in to a courtyard and for the externally opening door of bedroom 2 to be considered to be used in the event of an emergency, the escapee must be able to reach ultimate safety and not enter into an enclosed space from which they cannot escape. Alternatively, the applicant may wish to seek a solution in order to separate the bedrooms from the kitchen and living areas with a minimum 30 minute fire resisting construction; this could be achieved by installing a 30 minute fire resisting compartment wall and door separating the entrance hall from the living area, however other solutions may be achievable. For each bedroom, it should be noted that there must be an openable window of at least 1/20<sup>th</sup> of the room floor area in addition to any door; a door alone is not an acceptable means of ventilation

- Flat 2 on the ground floor – Both bedrooms (1&2) in the proposed layout are inner rooms with a living area or kitchen being access rooms. The compartment wall separating bedroom 1 and the kitchen must be a minimum 30 minutes fire resisting and bedroom 1 fitted with an FD30S fire door at the kitchen opening. A thumb turn opening device must be fitted to the escape door from bedroom 1, which opens out in to the private garden.\*

The compartment wall separating bedroom 2 from the living area must be a minimum 30 minutes fire resisting and bedroom 2 fitted with an FD30S fire door.

Additionally, a window meeting the specification for an escape window must be installed in bedroom 2, to provide for an alternative means of escape in the event of a fire occurring in the living area. An escape door (with thumb turn opening device fitted) may be considered, but it should be noted that there must be an openable window of at least 1/20<sup>th</sup> the room floor area in addition to any door; a door alone is not an acceptable means of ventilation. \*

- Flat 3 on the first floor – The flat entrance door must meet the specification of FD30S and the compartment wall separating the flat and the escape route should be a minimum 30 minutes fire resisting. Bedrooms 1 & 2 are inner rooms and open into an unprotected area which is the living area. The compartment walls separating each bedroom from the living area must be a minimum 30 minute fire-resisting and fitted with an FD30S door. Additionally, a window meeting the specification for an escape window must be installed in both bedrooms to provide for an alternative means of escape in the event of a fire occurring in the living area.\*

- Flat 4 on the first floor – The flat entrance door must meet the specification of FD30S and the compartment wall separating the flat and the escape route should be a minimum 30 minutes fire resisting. The bedroom is an inner room and opens into an unprotected area which is the combined kitchen and living area. The compartment wall separating the bedroom from the kitchen and living area must be a minimum 30 minute fire-resisting along it's entire length (including the bathroom) and fitted with an FD30S door from the access room (kitchen and living area). Additionally, a window meeting the specification for an escape window must be installed in the bedroom to provide for an alternative means of escape in the event of a fire occurring in the kitchen and living area.\*

\* Note: In situations where escape windows and doors are provided, the occupants must be capable of reaching ultimate safety and not exiting into an enclosed area

where they cannot escape from. Escape windows are not acceptable above 4.5m above ground level.

- Minimum 30 minute fire resisting escape route serving flats 3 & 4 on the first floor.
- There must be a minimum 30 minutes fire resistance between the ground and first floors.
- Upon a suitable and sufficient risk assessment being undertaken, consultation with national guidance and West Sussex Fire & Rescue Service, the appropriate level and coverage of fire alarm and detection system(s) to be installed should be identified, which must include interlinked smoke detection between entrance halls, access rooms and bedrooms in each flat. Subject to the level of horizontal compartmentation between the ground and first floors and compartmentation separating a shared hallway (flats 3 & 4) additional interlinked fire alarm and detection system(s) may be needed.

### **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

### **Licensing**

- Any property that has 5 or more people sharing facilities, forming 2 or more households, will require a licence from the Council and the property must meet minimum standards.

### **Ventilation**

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.
- All habitable rooms must have an opening window, equivalent to 1/20<sup>th</sup> 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);

- Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site;
- Must meet the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended);

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 & 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](http://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](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 29 October 2020 11:34

**To:** EHPlanningConsultations <[EHPlanningConsultations@arun.gov.uk](mailto:EHPlanningConsultations@arun.gov.uk)>

**Subject:** Planning Consultation on: FP/209/20/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:** FP/209/20/PL  
**Registered:** 27th October 2020  
**Site Address:** The Old Barn 42 Felpham Road Felpham PO22 7DF  
**Grid Reference:** 494894 99617  
**Description of Works:** Change of use of the ground floor public house (Sui Generis Use) to create 2 No. 2 bed dwellings (C3 Use Class), subdivision of the first floor 1 No. 5 bed flat to create 1 No. 2 bed flat & 1 no. 1 bed flat. This site is in CIL Zone 4 (Zero Rated) as flats.

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 . You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://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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PLCONSULT (005) 2020