

Private Sector Housing response

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From: Christian Melgar <Christian.Melgar@arun.gov.uk> **On Behalf Of** HMOLicensing
Sent: 27 January 2025 15:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: F/2/25/PL

The Private Sector Housing and Public Health team has no objection to this application so long as the use of the newly created additional accommodation areas are used solely as ancillary to the use of the main house by the occupiers or owners of the main house, and taking into consideration the following items:

1. The newly created additional accommodation areas should not be used for any HMO use.

2. The accommodation should be free of any Category 1 and significant Category 2 hazards using the Housing Health and Safety Rating System (HHSRS).
3. Both the new Annexe and the converted Studio 2 area appear to show an area with cooking/kitchen facilities. In the annex these appear to be in a kitchenette located between the bedroom and the entrance door, and in the Studio 2 area as a small space located between the end bedroom and shower room and the hallway/corridor to the nearest doorway exit and other bedrooms. In the case of the Annexe, this creates an “inner room” where the only escape from that room is through another room, and in this case also past an area of higher risk, i.e. the cooking/kitchen area. In the end bedroom in Studio 2 the escape is into a hallway/corridor, so not an inner room; however, this escape route passes directly past the cooking facilities which is an area of higher risk and where a fire is more likely to start. As the Studio 2 area is meant to be used as ancillary to the main house, there isn't a need for these cooking facilities to be located here as the kitchen in the main house can be used. In regard to the cooking facilities in the Annex, these need to be mitigated by either providing an escape window from the bedroom and 30-minute fire door to the room or the cooking/kitchen area being moved to the far side of the lounge and creating an easy escape route from the bedroom direct to the entrance door (with no encumbrance from the worktop space).
4. Appropriate (ideally mains-powered) smoke detection must be provided in the Annex and Studio 2 areas.
5. Appropriate mechanical extract ventilation to the outside air is required in the Annex bathroom as there is no window provision.
6. Rooms should meet the minimum legal requirement.

Other general comments:

7. The mitigation measures (point 5) proposed in the Biodiversity Statement should be implemented. The location of the additional bird boxes should be carefully assessed, as should the type provided, to ensure that a). they are located where they will be used (a “high traffic” area will be unlikely or less likely to attract nesting birds) and thus any extra bird boxes become redundant, and b). the type of nest box that is used is appropriate to ensure that the species it is intended for are actually present in the area.
8. The Protected species and Site Report Survey inspected for the presence of Bewick's Swans. The Report itself incorrectly refers to them as Berwick's Swans. The survey states that it was undertaken to coincide with the swans' migratory period, but the report is undated and does not give any dates or times when observations were conducted. Notwithstanding this, the decline of Bewick's Swans as a wintering species within the county in recent years does mean that there will be no negative impact from the development on this species.

The assessment at this time does not prevent the Council from taking future enforcement action in relation to any hazards identified now or at a future date, including once any construction or conversion has taken place or with changes in National and Local legislation, guidance or standards.

No grant of Planning or Building Regulations is inferred or implied.

Private Sector Housing and Public Health
Arun District Council