



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”
- A suitable and sufficient Fire Risk Assessment must be undertaken by a competent person, such as a Fire Risk Assessor, before the property is occupied in order to ensure the correct fire safety precautions are implemented for the type and use of this property. This is a requirement of the Regulatory Reform (Fire Safety) Order 2005.
- There should be adequate fire separation between the commercial unit on the ground floor and the residential flats above.
- 30min fire resisting escape route, which would include providing a 30 minute fire resisting and self-closing fire door conforming to FD30S standard (includes intumescent strips, cold smoke seals, 3 fire-rated hinges and an overhead self-closing device) to each flat entrance door.
- Each kitchen/dining area and bedroom in each flat must be fitted with a close-fitting conventional door in order to protect the means of escape and provide for privacy in bedrooms.
- The window located in the stairwell on the first floor level which looks out on to the roof terrace of Flat A must be fire-resisting and non-openable in order to protect the means of escape from each flat, as this is the single means of escape for both flats.
- Mixed Grade A, LD2 and Grade D LD3 fire alarm and detection systems
 - o Interlinked mains wired smoke alarms with integral battery back-up located throughout the escape route serving the flats and in the offices on the ground floor (Grade A system)
 - o Interlinked heat alarms with integral battery back up in the entrance lobby of each flat (Grade A System)
 - o Interlinked mains wired smoke alarms with integral battery back-up located in any part of the communal areas identified as a fire risk (Grade A System)
 - o Non-interlinked mains powered smoke alarms with integral battery back-up located within the hallway of each flat (Grade D system)
- If the electrical installation is to be located in the communal parts, it must be fully enclosed in a fire-resisting enclosure providing for a minimum 30 minutes fire resistance. Interlinked smoke detection (Grade A System) should also be evaluated by a suitable and sufficient fire risk assessment for this and any other identified risk areas affecting the communal areas.

Room Sizes

- Note with regards to room sizes:
6.51 sqm – suitable for 1 person

10.20 sqm - 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

Ventilation

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.

Windows

- It is recommended that window opening restrictors, which have an override facility, are fitted to the lounge and bathroom windows of Flat A on the first floor, in view of the flat roof outside of it to deter unwanted attempts of using the windows as exit points by children. The opening should be restricted to 100mm.
- The windows in Flat B, on the second floor, should be fitted with window opening restrictors, restricting the opening to not more than 100mm.

Access

- The entrance door to the internal communal staircase, located at ground floor level, is in side wall of the building and in an entrance road to Manor Car Park. The road itself is narrow and it is felt that a protected area should be provided for persons entering and exiting the property via this doorway. We recommend seeking further advice and guidance from Arun District Council Planning department in this regard.

Flat A Roof Terrace

- The railings proposed for the perimeter of Flat A Roof Terrace on first floor level must be a minimum of 1100mm in height, with any gaps in the railings not allowing a 100mm sphere to pass through it.

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

Kind regards

Martin Hill



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.

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

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.

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: LU/107/20/PL
Registered: 7th May 2020
Site Address: 15 Beach Road Littlehampton BN17 5HZ
Grid Reference: 502958 102047
Description of Works: Change of use from office on first & second floors (A2 Financial & Professional Services) to 2 No. flats (C3 Dwelling houses).

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 12th June 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

Mrs A Gardner

Planning Officer- Arun District Council



PLCONSULT (ODS) 2020