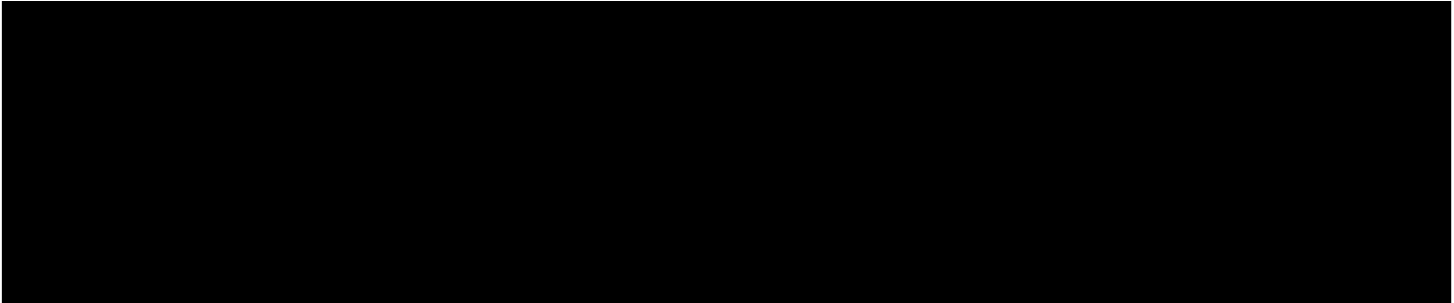




From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>

Sent: 28 June 2021 12:07

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

Subject: RE: Planning Consultation on: LU/124/21/PL

Dear Planning,

Please see comments below from Private Sector Housing concerning the change of use from a residential institution to an 11-bed HMO.

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”
- No.22 – 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 first floor rear bedroom within building 22 is an inner room as egress is via the kitchen. An escape window should be installed to the bedroom, but only if all of the following criteria can be met:
 - They serve rooms whose floor level is no more than 4.5m from the ground;
 - Every room served by the escape window has access to it without entering another habitable room;
 - If it is necessary to pass through the escape route to reach the window, consideration should be had to the travel distance involved;
 - Occupiers are able-bodied individuals who can reasonably be expected to exit via the window unaided;
 - There is no basement well or other encumbrance beneath the window such as railings or a conservatory;
 - The escape window is openable from the inside without the need for a key and the ground below is level and free of obstructions; and
 - The window should lead to a place of ultimate safety. However, if this leads into a courtyard or back garden where there is no exit, it should be at least as deep as the building is high
- No.22 – Ensure there is adequate compartmentation between the first floor rear bedroom and the kitchen (minimum 30 minutes fire separation)

- The internal escape route to both buildings should provide 30 minutes fire resistance, including the provision of 30-minute fire resisting and self-closing fire doors (FD30S) throughout the escape route, to each bedroom, to all kitchens, the ground floor communal room (18-20) and the store cupboards (18-20) if a source of ignition is present.
- All bedroom and final exit doors should be openable from the inside without the need for a key; for example thumb turn locks, push bars.
- A Grade D1, LD2 fire system is required to both buildings, comprising interlinked mains wired alarms with integral tamper-proof battery back-up located –
 - throughout the escape route (smoke alarm)
 - within each bedroom (smoke alarm)
 - to the communal room (18-20) (smoke alarm)
 - to the store cupboards (18-20) if a source of ignition is present (smoke alarm)
 - to the cellars (smoke alarm)
 - within each kitchen (heat alarm)
- Fire blankets should be provided to all kitchen areas
- Emergency lighting may be required to both escape routes if there is a lack of natural and borrowed light
- Conventional lighting to be provided externally (emergency lighting may also be required)

Room Sizes

- Room sizes should meet the minimum standards for houses in multiple occupation. From a previous inspection of the property, it is noted that the ground floor rear bedroom within building 18-20 measured 6.32m²; this bedroom is suitable only for a child up to the age of 10 years. The minimum room sizes are as follows:
 - 4.64m² for a child under the age of 10
 - 6.51m² for single-occupancy
 - 10.2m² for double-occupancy
- N.B. The minimum room sizes above are dependant on the kitchen and communal room measurements – please refer to Arun's HMO Standards

Licensing

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

Ventilation & Heating

- Kitchens should have adequate mechanical ventilation
- Mechanical extraction should be provided to all bathrooms/shower rooms/en suites
- All bathrooms/shower rooms/en suites should have appropriate heating installed

Windows

- Opening limiters should be installed to all windows above the ground floor to prevent windows being opened more than 100mm. Opening limiters should not be key operated

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 The Management of Houses in Multiple Occupation (England) Regulations 2006
- 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)

Kind regards,

Private Sector Housing & Public Health Team



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 28 May 2021 09:04
To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>
Subject: Planning Consultation on: LU/124/21/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: LU/124/21/PL

Registered: 26th May 2021
Site Address: 18-22 East Street Littlehampton BN17 6AW
Grid Reference: 503013 102253
Description of Works: Change of use from C2 Residential Institution to HMO (Sui Generis). This site may affect the setting of listed buildings & affects the character & appearance of the East Street, Littlehampton Conservation Area.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for on site mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 1st July 2021 . 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

Jasmine Kaur Singh

Planning Officer- Arun District Council

Telephone: 01903 737773

Email: Jasmine.kaursingh@arun.gov.uk

PLCONSULT (ODS) 2020