

From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 09 May 2022 17:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/126/22/PD

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 staircases serving each flat are the means of escape from these flats down to ground level, therefore each must be protected from the effects of fire along each length. The sensitive area is 1.8m horizontally, therefore any windows in this region should be of fire resisting construction and fixed shut. Any doors in the sensitive area must be fire resisting and self-closing.
- 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 proposals suggest an inner, inner room due to a lobby area separating the bedroom and lounge areas. The escape route from the bedroom of the first floor flat is via the kitchen and lounge which are high risk areas. This can be overcome by relocating the flat entrance door to the designated window opening that lies in the lobby area between the lounge and the bedroom, to the side of the property on the first floor. Alternative options may include ensuring that the window in the bedroom meets the requirements of an escape window, with a 30 minute fire door separating the bedroom and lounge area and interlinked smoke detection serving the lounge, and the bedroom. The lobby should be removed because as per LACoRS guidance for inner rooms “nobody should have to pass through more than one inner room while making their escape”. However, this option is less desirable and consideration must also be given to the external escape route when exiting from the bedroom window and passing the lobby window situated between the lounge and bedroom areas; this is likely to be required as fire-resisting and be fixed shut.
- There should be adequate fire separation between the commercial unit on the ground floor and the residential flats above. If a minimum of 60 minutes fire resistance cannot be guaranteed between each storey, the fire alarm and detection system must extend to each storey (ground, first and second) to ensure sufficient early warning can be given in the event of a fire occurring. Please note, the fire alarm specification below assumes 60 minutes fire-resisting separation between each storey. A suitable and sufficient fire risk

assessment, in addition to consultation with Arun District Council's Building Control and Planning departments must be undertaken to determine the most appropriate fire safety precautions for this building.

- A Grade D, LD2/3 fire alarm and detection system (dependent on internal escape route provision),
 - o interlinked mains wired smoke alarms with integral battery back-up located throughout the escape route.
 - o Interlinked heat alarms with integral battery back-up are recommended for the kitchen area.

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

Ventilation

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

If skylights/roof casements are the only source of light and/or ventilation within a habitable room, they must meet all of the following requirements;

- o The skylight/roof casement must be able to be fully opened for ventilation during spells of prolonged and heavy rain or snow without allowing it to enter the room;
- o The skylight/roof casement must have integral passive ventilation for ventilation even when the window is shut; and
- o The skylight/roof casement must provide a reasonable view for the occupant(s). The Housing Health and Safety Rating System (HHSRS) states as a relevant matter that there should be a "reasonable view out of all rooms, other than those where privacy is required, such as bathrooms and WCs", as this can have a negative effect on the mental health of the occupants, especially over the longer-term

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;

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
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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

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 continuing Coronavirus pandemic Officers may be working remotely and there may be limited access to incoming mail, so if possible, please send all correspondence via e-mail. **Please also note that to protect staff and customers from unnecessary potential exposure to Covid-19** any inspections arranged may be subject to change or cancellation at short notice in line with any National, Regional or Council-specific guidelines and requirements, or any newly imposed restrictions. Officers have the discretion to abort a visit if they consider that appropriate precautions are not in place or social distancing cannot be achieved.

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 05 May 2022 08:04
To: EHPlanningConsultations [REDACTED]
Subject: Planning Consultation on: LU/126/22/PD

To: **Environmental Health - Planning consultation**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)

Application No: LU/126/22/PD

Registered: 3rd May 2022

Site Address: 43 High Street Littlehampton BN17 5EJ

Grid Reference:

Description of Works: Prior notification under Schedule 2, Part 3, Class MA for the change of use from shop (use class E) to dwelling (use class C3) on first floor.

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 11th June 2022. You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://acp.planninginspectorate.gov.uk/> 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

Kathryn Welch

Planning Officer- Arun District Council

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PLCONSULT (CDS) 2020