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From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 03 February 2021 18:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/13/21/PL

Dear Planning,

Comments from Private Sector Housing:

The comments below are based on the understanding of the proposal being for an 8 bedroom HMO, consisting of 8 households (a single tenant in each bedroom).

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"
- 30 min fire resisting escape route, which would include providing a 30 minute fire door to all risk rooms, including bedsits, kitchen and storage areas. Fire doors must be fitted with 3 fire rated steel hinges, an overhead self-closing device (minimum Power Size 3), intumescent strips and cold smoke seals. Storage cupboard doors do not require overhead self-closing devices, but instead must be kept locked shut. Appropriate fire safety signage to be displayed on each door, in accordance with it's function.

- Grade A, LD2 fire alarm and detection system, including a Fire Alarm Control Panel and Manual Break Glass Call Points:
 - o interlinked mains wired smoke alarms located throughout the escape route, including storage cupboards and under-stairs areas.
 - o Interlinked smoke alarms in each bedsit
 - o Interlinked heat alarms located in the communal kitchen
 - o Fire blanket to be provided in each shared kitchen
- Emergency escape lighting to be installed along the escape route
- All final exit doors, including the front door, kitchen rear door, ground floor middle bedroom exit door to be fitted with thumb-turn style devices to enable a quick and safe escape without the need for a key, code or card.
- Refuse and recycling bins should be located as far from the front door as possible and it is recommended for these to either be relocated to the rear of the property, or securing the bins in place, with chains for example, in order to reduce the risk of arson.
- It is recommended the applicant considers further options to reduce the risk of arson, which could include an anti-arson letterbox or externally mounted mailboxes.

Room Sizes

- Room sizes should meet the minimum standards for houses in multiple occupation.
- 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*

*This minimum size does not include the size of any en-suite facility, which must be in addition to these dimensions.

- 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 will require a license from the Council and the property must meet minimum standards.
- If the residents are to be responsible for their own cooking then the kitchen must be equipped with the following equipment, which must be fit for the purpose and supplied in a sufficient quantity for the number of those sharing the facilities
 - o sinks with draining boards;
 - o an adequate supply of cold and constant hot water to each sink supplied;
 - o installations or equipment for the cooking of food;
 - o electrical sockets;
 - o worktops for the preparation of food
 - o cupboards for the storage of food or kitchen and cooking utensils;

- refrigerators with an adequate freezer compartment (or, where the freezer compartment is not adequate, adequate separate freezers);
- appropriate refuse disposal facilities; and
- appropriate extractor fans, fire blankets and fire doors.
- appropriate splashbacks fitted in areas of food preparation, cooking appliances, sinks and wash hand basins.

Ventilation

- Any bathrooms and kitchens should have adequate mechanical ventilation. Mechanical ventilation in bathrooms must be capable of a minimum 15 litres per second rate of extraction. Mechanical ventilation in kitchens must be capable of a minimum 60 litres per second rate of extraction, or 30 litres per second if sited adjacent to the cooking appliance.
- All habitable rooms must have an opening window, equivalent to 1/20th of the floor area, to the outside air to provide adequate ventilation. The windows must provide for a reasonable view, other than those where privacy is required such as in bathrooms for example. 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. According to the plans submitted, an openable window could not be identified in the ground floor, middle bedroom in addition to the externally opening door.

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

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 and with National and regional restrictions in place including working remotely 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 the team has suspended site visits and inspections at the current time except in urgent emergency situations (as assessed by the case officer) and these will only be undertaken where appropriate precautions are in place and social-distancing can be achieved.** 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 and 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: 18 January 2021 10:34

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: LU/13/21/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/13/21/PL

Registered: 15th January 2021

Site Address: 125 Bayford Road Littlehampton BN17 5HW

Grid Reference: 502835 101654

Description of Works: Change of use of existing single dwellinghouse (C3) to an 8-bedroom House in Multiple Occupation (Sui Generis).

The Council have received the above application.

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

This application has been identified as CIL Liabie. 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 18th February 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

Andrew Wood

Planning Officer- Arun District Council

Telephone: 01903 737768

Email: andrew.wood@arun.gov.uk

PLCONSULT (CDS) 2020