

DECISION NOTICE

Application Ref: LU/13/21/PL

1 To Addressee

Whaleback Planning & Design
The Old Bank
257 New Church Road
Hove
BN3 4EE

2 Site Address

125 Bayford Road
Littlehampton
BN17 5HW

3 Description of Development

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

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans;

Proposed Floor Plans Dwg.no. 02 dated Dec 2020

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. That facility agreed shall be permanently retained.

Reason: To provide alternative travel options to the use of the car in accordance with policy T SP1 of the Arun Local Plan.

- 4 No part of the development shall be first occupied until an electric vehicle charging space has been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. That facility agreed shall be permanently retained.

Reason: To provide sustainable travel options in accordance with policy T SP1 of the Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: 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" comprising:
 - 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.
- Interlinked mains wired smoke alarms located throughout the escape route, including storage cupboards and under-stairs areas.
- Interlinked smoke alarms in each bedsit.
- Interlinked heat alarms located in the communal kitchen.
- 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:
 - Sinks with draining boards.
 - An adequate supply of cold and constant hot water to each sink supplied.
 - Installations or equipment for the cooking of food.
 - Electrical sockets.
 - Worktops for the preparation of food.
 - 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.
 - 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.



Neil Crowther

Group Head of Planning

Case Officer: Mr A Wood

Decision Issued: **3rd March 2021**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).