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Save the environment - think before you print.

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

Sent: 11 August 2020 09:02

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

Subject: RE: Planning Consultation on: LU/163/20/PL

Dear Planning,

Please see comments below 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 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 escape route from the bedroom in Unit 02 is via the kitchen; this can be overcome by ensuring that the window in the bedroom is an escape window and there is adequate fire protection within the flat. However, an escape window should only be installed if the following criteria can be met:
 - o They serve rooms whose floor level is no more than 4.5m from the ground;
 - o Every room served by the escape window has access to it without entering another habitable room;
 - o If it is necessary to pass through the escape route to reach the window, consideration should be had to the travel distance involved;
 - o 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
- 30 minute fire resisting escape route should be provided, including 30 minute fire resisting and self-closing fire doors (FD30S) to Units 01, 04 & 05 (Units 02 & 03 have their own private entrance) and electrics to be enclosed in fire resisting compartment
- There appears to be part of a staircase above the kitchen in Unit 03. If this is indicating the steps in the bathroom in Unit 04 above, then no other action is required. However, if the stairs are in relation to an escape route, the underside of the staircase within Unit 03 will need to be underdrawn to ensure it affords 30 minutes fire resistance
- A mixed Grade A, LD2 and Grade D1, LD3 fire system should be maintained and installed
Grade A, LD2 system:
 - Interlinked detection throughout the escape route
 - Interlinked heat detection to each flat
 Grade D1, LD3 system:
 - Non-interlinked mains-wired smoke alarms with integral tamper-proof battery back-up to each flat
- Emergency lighting may be required to the escape route due to the lack of natural and borrowed light

Room Sizes

- Note with regards to room sizes:
6.5m² – suitable for 1 person
10m² – 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 up to 10 years are classed as half a person
Children aged 10 years+ are classed as a person

Ventilation

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

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards
- Units 04 & 05 have the potential to operate as a House/Flat in Multiple Occupation (HMO), depending on how they are occupied. If either unit becomes an HMO, it must;
- Meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (2020)
- Meet the requirements of The Management of Houses in Multiple Occupation (England) Regulations 2006
- 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,

Chantelle

Chantelle Bashford
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 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.

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

Sent: 02 July 2020 12:04

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: LU/163/20/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/163/20/PL

Registered: 2nd July 2020
Site Address: 6 Selborne Place Selborne Road Littlehampton BN17 5NH
Grid Reference: 503276 101647
Description of Works: Demolition of existing conservatory, single storey front & rear extensions & change of use from HMO (Sui Generis) to 5 No. flats (4 net) (C3 Dwelling house). This application affects the character & appearance of the Littlehampton Seafront Conservation Area & may affect the setting of a listed building. This application is not CIL Liable as flats in Zone 4 (Zero Rated).

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 6th August 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

Amy Myer

Planning Officer- Arun District Council

Telephone: 01903 737776

Email: amy.myer@arun.gov.uk

PLCONSULT (ODS) 2020