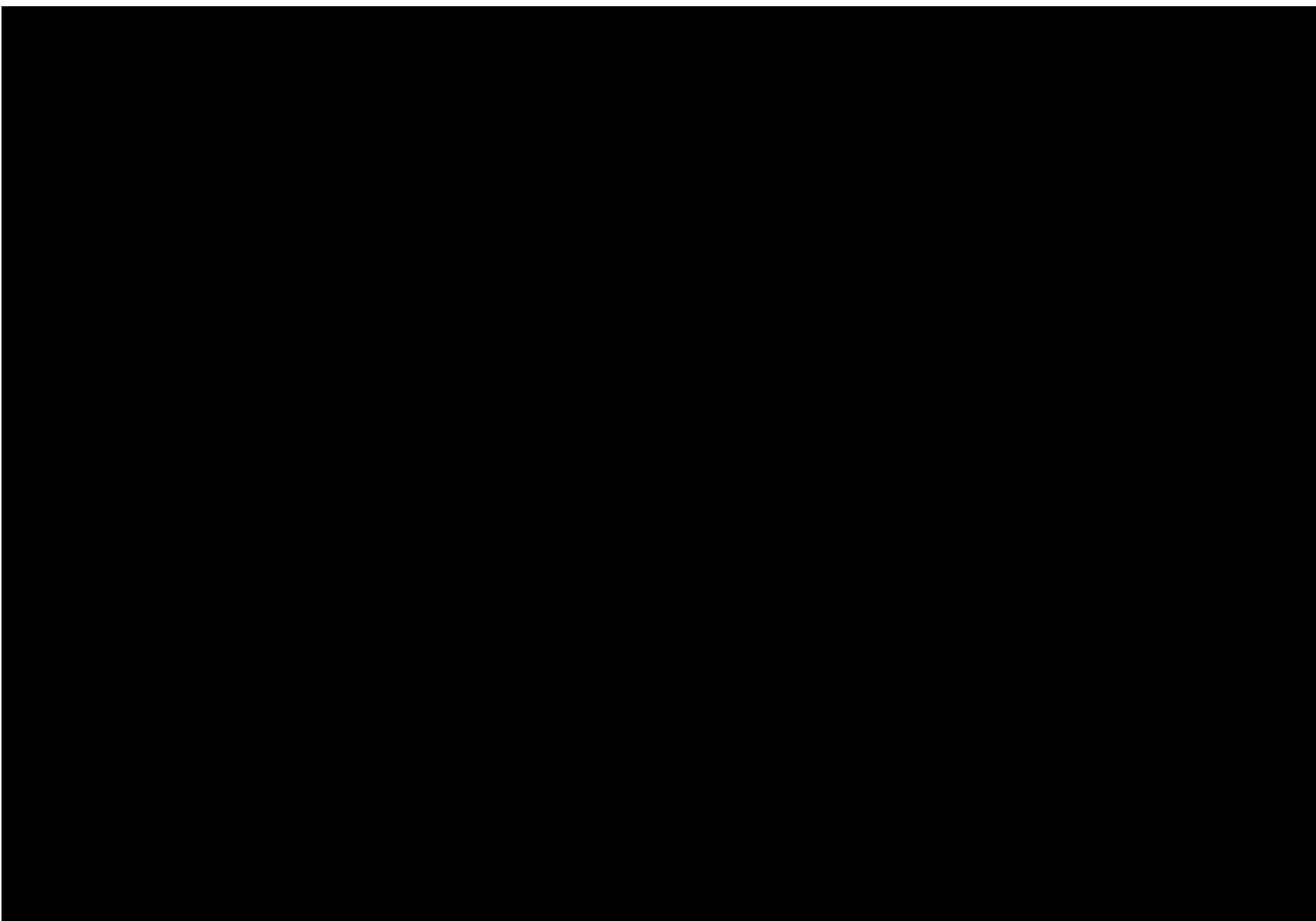




From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>
Sent: 13 August 2021 12:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/212/21/PL

Dear Planning,

Please see Private Sector Housing comments, below. These comments are in relation to general housing conditions and have regard to the Housing Act 2004, Housing Health and Safety Rating System (England) Regulations 2005 and LACoRS national fire safety guidance.

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. Egress from flats 1, 5 & 6 directly pass through the kitchen area. This can be overcome by installing escape windows and adequate fire protection within the flats. The following is recommended:

Flats 1 & 6

- Escape window to be fitted to the bedroom

- Additional Grade D1 interlinked smoke detector to the bedroom
- Fire door (FD30S) to be fitted to the bedroom

Flat 5

- Escape window to be fitted to bedroom 2
- Additional Grade D1 interlinked smoke detector to bedroom 2
- Fire door (FD30S) to be fitted to bedroom 2

An escape window should only be installed if 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
- The internal escape route should provide 30 minutes fire resistance, including the provision of 30-minute fire resisting and self-closing fire doors (FD30S) to each flat entrance
 - A mixed Grade A, LD2 and Grade D1, LD3 fire system should be maintained and installed

Grade A, LD2 system:

- Interlinked smoke detection throughout the escape routes
- Interlinked smoke detection to the under stairs cupboard if a source of ignition is present
- Interlinked heat detection to each flat

Grade D1, LD3 system:

- Stand-alone mains-wired smoke alarms with integral tamper-proof battery back-up to each self-contained flat
 - Additional interlinked smoke alarm with integral tamper-proof battery back-up to inner rooms (see above)
- Fire blankets should be provided to all kitchen areas
 - Emergency lighting may be required to both escape routes due to a lack of natural and borrowed light
 - Conventional and emergency lighting to be provided externally at the rear of the property and to both sides

Room Sizes

- Note with regards to bedroom sizes:
 - 6.5m² – suitable for 1 person
 - 10m² – suitable for 2 persons

Flat 5 bedroom 2 appears particularly small, ensure it meets the minimum sizes as above

- Note with regards to children and how they fit into bedroom 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
- Flat 5 has the potential to operate as a House/Flat in Multiple Occupation (HMO), depending on how it is occupied. If the flat 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,

Private Sector Housing & Public Health Team



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

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 15 July 2021 12:19
To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>
Subject: Planning Consultation on: LU/212/21/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/212/21/PL
Registered: 15th July 2021
Site Address: 3-4 Selborne Place Selborne Road Littlehampton BN17 5NH
Grid Reference: 503313 101643
Description of Works: Change of use from A3 Restaurant / A4 Drinking Establishment to C3 Dwelling Houses (5 No. 1-bed flats & 1 No. 2-bed flat). This application may affect the setting of a listed building, may affect the character & appearance of the Littlehampton Sea Front Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.

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 19th August 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 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

