

From: Zac Denton
Sent: 12 November 2018 14:47
To: Planning.Responses
Subject: FW: LU-235-18-PL - Environmental Health Consultation

Please scan as consultation response

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Christian Melgar
Sent: 12 November 2018 12:17
To: Zac Denton
Subject: RE: LU-235-18-PL - Environmental Health Consultation

Hi Zac

I have been in communication with the owner about this property over the last few months and have provided advice already on various aspects including the room sizes and licensing requirements, so she should be aware; however for the Planning Application the following should be included, please:

“All HMOs within Arun District must conform to Arun District Council’s “Houses in Multiple Occupation Standards” (available at <https://www.arun.gov.uk/hmo>), as well as the Housing Act 2004 (and associated legislation including HHSRS and be free of Category 1 and significant Category 2 Hazards), and where applicable the Management of Houses in Multiple Occupation Regulations 2005, 2006.

Fire Safety - Appropriate fire precaution and detection 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”

Room Sizes - In respect of this application specifically, it is considered that due to the size of the kitchen and dining room, the bedrooms are of sufficient size to be occupied by one person per room, except Room 9, which is only of sufficient size for a child. If a (fire) door were provided between the hallway and the bedroom this could be used as a single unit for a parent and one child up to the age of 10 years old.

Any rented property with five (5) or more unrelated occupants forming 2 or more households who share cooking and/or bathing and/or WC facilities will require a mandatory HMO Licence.

You should be aware that the assessment at this time does not prevent the Council from taking future enforcement action in relation to any hazards identified now or at a future date, including once construction or conversion has taken place or with changes in legislation, regulations, guidance or standards.

No grant of Planning or Building Regulations is inferred or implied, even if a HMO Licence is issued."

Hope this is ok!

Kind regards

Christian

Christian Melgar | Private Sector Housing and Public Health, Arun District Council | Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37673 | External: +44 (0) 1903 737673 | E-mail: christian.melgar@arun.gov.uk

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Save the environment - think before you print.

From: Zac Denton
Sent: 02 November 2018 10:03
To: Fiona Fitzgerald; Christian Melgar
Subject: LU-235-18-PL - Environmental Health Consultation

Hi guys,

Please see plan and relevant room spec for the proposed change from partial residential partial guest house to fully residential as House in Multiple Occupation (HMO).

The application is at 36 Pier Road, Littlehampton.

Cheers,

Zac

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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