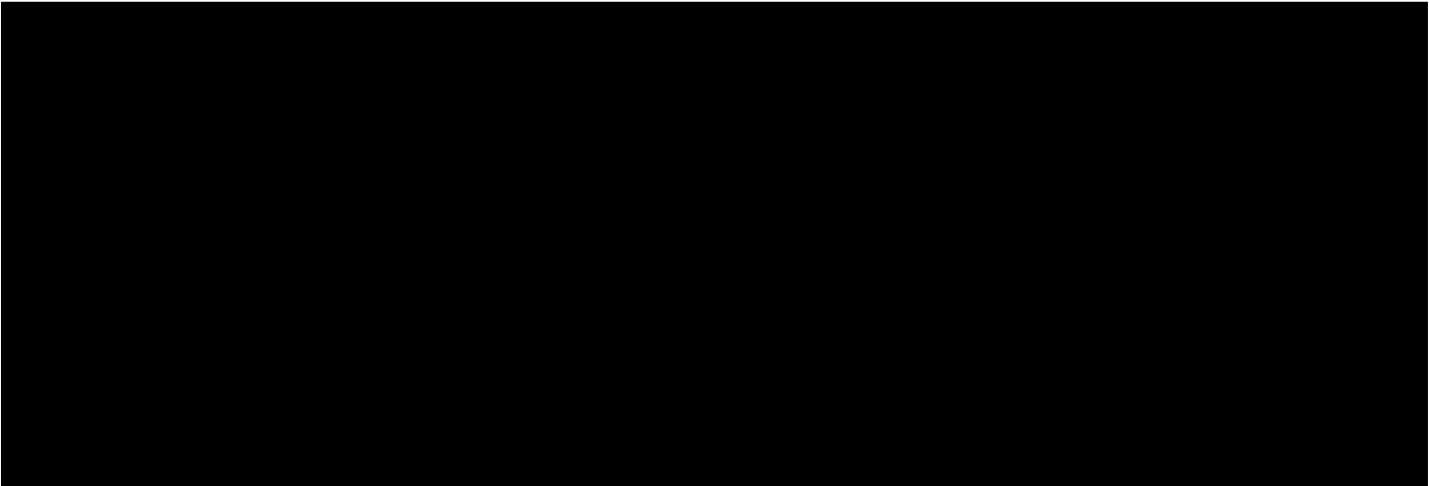



From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 04 October 2020 21:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/241/20/CLE

Dear Planning,

Comments from Private Sector Housing:

Fire Safety

- There must be a minimum 30 minute fire resistance between the basement area and the floors above. This must include a 30 minute fire door to FD30S standard at the entrance to the basement at kitchen level.
- All bedrooms and risk rooms must be fitted with FD30S fire doors.
- Travel distance should not be excessive.
- Any under-stairs areas must be protected with 30 minutes fire-resistance (under-drawn) which must include the underside of the stairs, spandrel walls and doors.

- The fire alarm system must meet the requirements of BS5839-6 Grade A LD2, which consists of a fire alarm control panel, manual call points and a combination of heat and smoke detection.
- Smoke detection to be installed throughout the escape route, bedrooms, the basement, cupboards and storage areas (including under-stairs compartments) on escape routes, lounge and conservatory areas and any loft spaces.
- Heat detection to be installed in the kitchen area.
- A suitable and sufficient Fire Risk Assessment must be undertaken and this should inform of the extent of the fire alarm and detection system and any other fire safety precautions needed at this property.
- Any sources of ignition, such as mains electrics, located on the escape route must be enclosed in a minimum 30 minutes fire-resisting enclosure.
- Cupboards located on the escape route must be 30 minute fire-resisting, kept locked shut and smoke detection installed (as appropriate) and in consultation with your Fire Risk Assessment.
- Thumb turn devices must be fitted to all final exit doors and this includes the communal dining to conservatory area (if fitted with a locking mechanism) and conservatory exit doors.
- Emergency lighting should be installed where the route may be complex or where sufficient natural lighting is unavailable. This should include the ground floor Cloak Room.
- 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”

Room Sizes

- Room sizes must meet the minimum standards for houses in multiple occupation. It is assumed that the bedsit sizes, as specified on the proposed plans, are the sizes of the bedsit area, excluding the en-suite facility sizes. The applicant must ensure that the minimum room sizes, excluding washing facilities/en-suite areas are as follows:

6.51sqm – suitable for 1 person
10.2sqm - suitable for 2 persons
- 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 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;
 - o refrigerators with an adequate freezer compartment (or, where the freezer compartment is not adequate, adequate separate freezers);
 - o appropriate refuse disposal facilities; and
 - o appropriate extractor fans, fire blankets and fire doors.

Ventilation

- Mechanical ventilation must be installed in each shared bathroom and en-suite facility which must extract to the outside air at a rate of at least 15 litres per second.
- Mechanical ventilation must be installed in each shared kitchen which must extract to the outside air at a rate of at least 60 litres per second. If the extraction unit is sited adjacent to the cooking hob, the extraction rate must be a minimum of 30 litres per second.
- All habitable rooms must have an opening window, equivalent to 1/20th of the floor area, to the outside air to provide adequate ventilation. 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. Bedroom 1 on the ground floor must have an openable window of at least 1/20th of the room floor area, in addition to any openable door. The window must be easily and readily operable at all times, without the need for additional aids, such as steps, to gain access to it. This is so that ventilation can be achieved with a level of security without the need for opening a door.

Other

- A wash hand basin must be installed within the same compartment as the WC within the ground floor Cloak Room compartment..
- The ground floor Cloak Room door appears to conflict with the ground floor entrance lobby door. Consideration should be given to the removal of the internal lobby door. Alternatively, careful consideration of changing the opening direction of the Cloak Room door, but this presents a risk of falls on stairs if the door were to open inwards and may require additional safety facilities, such as hand rails to be acceptable; the applicant should seek the advice of Arun District Council's Building Control department if considering this.

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

Martin Hill
Houses in Multiple Occupation Officer
Private Sector Housing and Public Health

T: 01903 737639
E: martin.hill@arun.gov.uk



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

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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: 24 September 2020 09:04

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: LU/241/20/CLE

To: **Environmental Health - Planning consultation**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015: Article 39

Lawful Development Certificate for an Existing Use or Operation or Activity including those in breach of a planning condition.

Application No: LU/241/20/CLE
Registered: 22nd September 2020
Site Address: 6 Selborne Place Selborne Road Littlehampton BN17 5NH
Grid Reference: 503276 101647
Description of Works: Lawful development certificate for existing use of building as a large House in Multiple Occupation (Sui Generis).

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 29th October 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

Andrew Wood

Planning Officer- Arun District Council

Telephone: 01903 737768

Email: andrew.wood@arun.gov.uk

PLCONSULT (COB) 2020