

From: Louise Crane
Sent: 08 September 2017 14:58
To: Planning.Responses
Subject: FW: Planning Consultation on: LU/243/17/PL

Comments from Environmental Health and Private Sector Housing:

Environmental Health

Informative.

Acoustic Report: Should it become the intention to operate an A3 restaurant/café use rather than an A1 shop use now proposed, then it will be necessary to provide an acoustic report in accordance with the requirements of BS4142 to identify the effect of the use of any mechanical ventilation system which may impact upon the proposed development. Such an acoustic report together with any mitigation which may be deemed to be necessary, to be provided to the satisfaction of the Planning Department.

Any food business provided to the as yet undefined shop area, is likely to require registration with the Environmental Health Department and will need to comply with the appropriate food safety legislation. The applicant is advised to contact this Department for further advice.

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 routes to all the flats is via the kitchen, this can be overcome in bedroom 1 of the upper ground floor and first floor by ensuring that the window in the bedroom is an escape window and adequate fire protection within the flat. However, due to the nature of the building being terraced this is not going to be possible in bedroom 2 of both flats on the upper ground floor and an escape window is not acceptable at second floor level therefore these flats must be redesigned to ensure adequate fire precautions.
- There should be adequate fire separation between the commercial unit on the ground floor and the residential flats above.

Room Sizes

- Room sizes should meet the minimum standards for houses in multiple occupation if the flats are intended to be rented.

Ventilation

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards;
- The provision of natural ventilation and lighting to the bedrooms via a light well is not ideal, and a lack of view/aspect can be detrimental, therefore an alternative layout is recommended.

Regards

Louise

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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: [REDACTED]
Sent: 08 August 2017 09:48
To: EH Planning Consultations
Subject: Planning Consultation on: LU/243/17/PL

To: Environmental Health - Anna Appleton

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 LU/243/17/PL

NO:

Registered: 7th August
2017

Site Address: 56-57 Pier Road Littlehampton BN17 5LP

Grid Reference: 502780 101628

Description of Works:	Conversion & minor extension of existing restaurant & five bedroom flat to create a shop unit & 6 No. residential units (resubmission following LU/71/17/PL).
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The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email
by 07-SEP-17.

You can also monitor the progress of this application through the Council web site:

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr J Baeza who can be contacted on telephone number 01903 737765.

Regards
Planning Officer

consultee_email
