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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>
Sent: 17 November 2021 10:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/315/21/PL

Dear Planning,

Please see comments below from Private Sector Housing concerning the change of use from a dwelling house to a 7-bed HMO.

- Based on single-occupancy rooms, the room measurements, including the kitchen/diner and both lounges, are sufficient and meet the minimum requirements.
- Bedrooms 4 & 5 will become inner rooms, but this has been acknowledged on the proposed plans as alternative means of escapes are provided.
- The ensuite bathroom to bedroom 4 does not appear to be of an adequate size or layout. Bathrooms must be of an appropriate size to provide adequate changing and drying space for the users. The proposed plans show this bathroom to be of the same width as the shower tray which is likely to restrict the movement of the user. For example, the user is likely to collide with the walls on either side when stepping out of the shower and attempting to dry themselves or get dressed. In addition to not meeting the HMO Standards, this is likely to be identified as a hazard under the Housing Health and Safety Rating System (HHSRS).

General comments

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”.
- 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 bedroom, both lounges, the shared kitchen, first floor landing and the landing cupboard housing the immersion tank.
- Grade D1, LD2 fire alarm and detection system to be installed to the property.

Interlinked mains wired smoke alarms with integral tamper-proof battery back-up to be located:

- throughout the escape route
- within each bedroom
- within the lounges
- within the landing immersion tank cupboard
- within the boiler room/area

Interlinked mains wired heat alarm with integral tamper-proof battery back-up to be located:

- within the shared kitchen
- A fire blanket should be provided to the kitchen area.

Licensing

- Any property that has 5 or more people sharing facilities will require an HMO licence from the Council.

Ventilation

- Kitchen will require adequate mechanical ventilation
- Mechanical extraction is required to all bathrooms/shower rooms/ensuites

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 The Management of Houses in Multiple Occupation (England) Regulations 2006
- Must meet the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended)

- Must 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



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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.



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

Sent: 21 October 2021 10:20

To: EHPlanningConsultations [REDACTED]

Subject: Planning Consultation on: LU/315/21/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/315/21/PL
Registered: 19th October 2021
Site Address: 12 Cornwall Road Littlehampton BN17 6EE
Grid Reference: 502760 102560

Description of Works: Change of use from (C3) Dwelling house to 7 bed House in Multiple Occupation (Sui Generis) (resubmission following LU/240/21/PL). This site is in CIL Zone 4 and is CIL Liable as a House in Multiple Occupation.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 25th November 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://acp.planninginspectorate.gov.uk/> 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