

Dear Planning,

Please see comments below from Private Sector Housing.

Room sizes

- Room sizes should meet the minimum standards for houses in multiple occupation if the flats are intended to be rented. In this instance, the one-roomed and two-roomed unit sizes will be applicable
- The floor to ceiling height must be at least 2.14 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

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”
- 30min fire resisting escape route, which would include providing a 30 minute fire resisting and self-closing fire door to each flat entrance and utility room (should the utility room contain high risk items such as a washing machine)
- A mixed Grade A, LD2 and Grade D1, LD3 fire system should be maintained and installed.
Grade A, LD2 system:
 - Interlinked detection throughout the escape routes
 - Interlinked detection to the utility room (if housing any high fire risk items)
 - Interlinked heat detection to each self-contained flatGrade D1, LD3 system:
 - Non-interlinked mains-wired smoke alarms with integral battery back-up to each self-contained flat

Ventilation

- In addition to any window, each bathroom or shower room should have adequate mechanical extraction
- Adequate mechanical extraction should be provided to each kitchen area

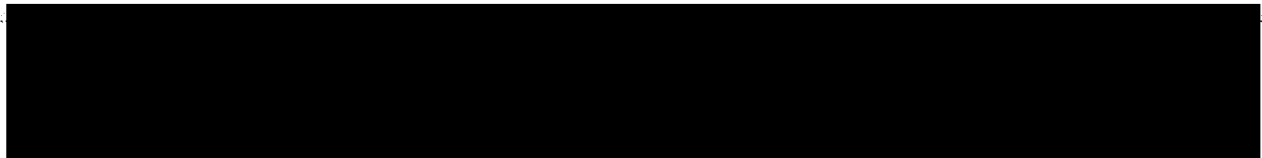
Kitchen facilities

- If the residents are to be responsible for their own cooking then the kitchens must be equipped with the following equipment, which must be fit for the purpose:
 - o sink with draining board;
 - 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 refrigerator with an adequate freezer compartment;
 - o appropriate refuse disposal facilities; and
 - o appropriate extractor fans, fire blankets and fire doors (where appropriate)

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 (2019);
- 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,
Chantelle



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.

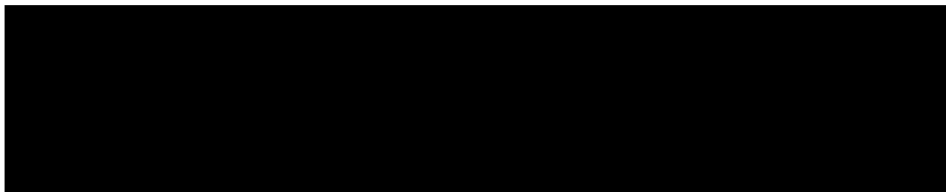
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

**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.



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/363/19/PL

**Registered: 18th March
2020**

Site Address: 51 Arundel Road Littlehampton BN17 7BY
Grid Reference: 502670 102335
Description of Works: Change of use from 9 unit house in multiple occupation (HMO) to 10 unit HMO

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 25-APR-20.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

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 Andrew Wood who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
