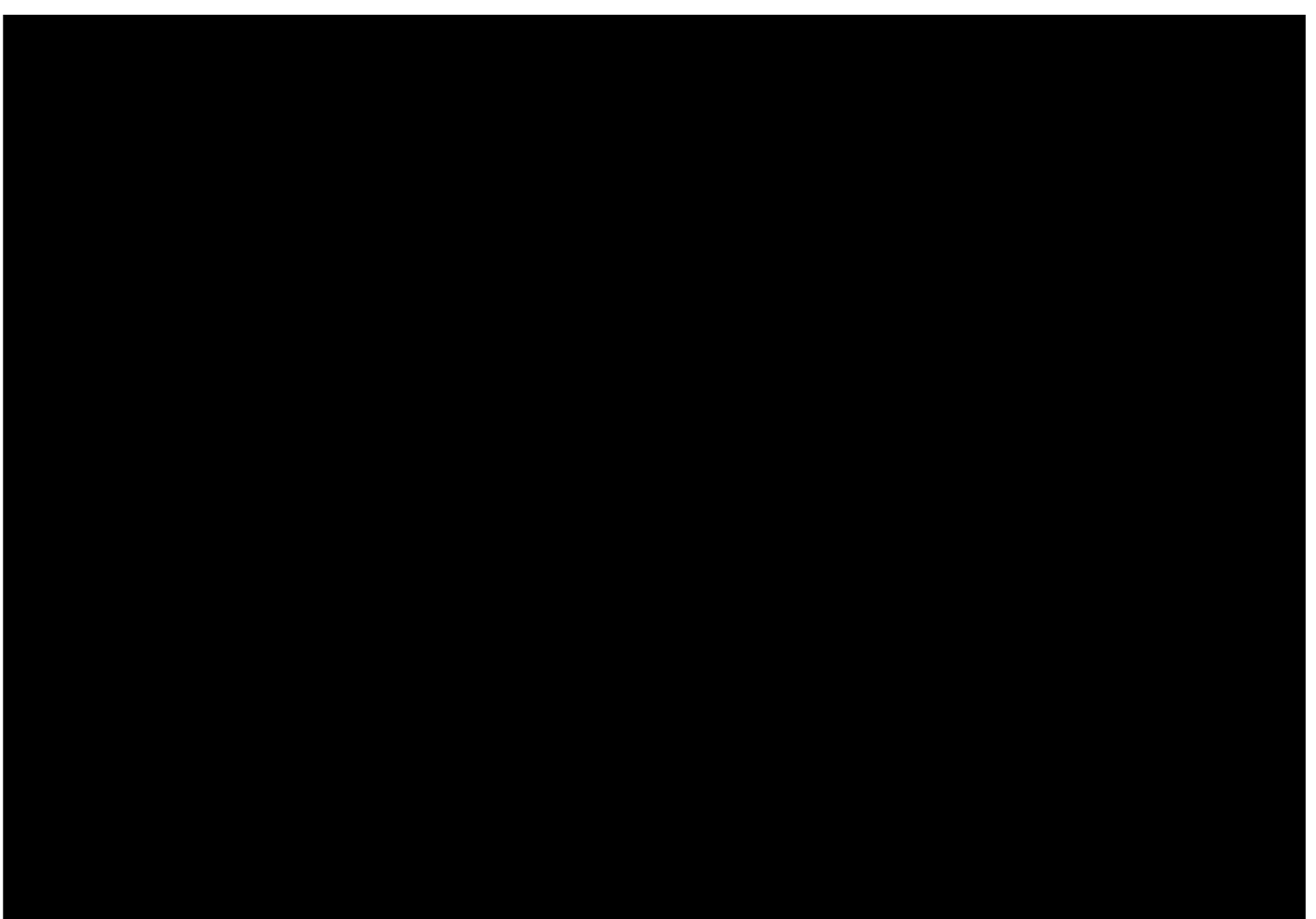




From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 19 January 2022 14:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/382/21/PL

Dear Planning,

Comments from 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”
- There should be adequate fire separation between the commercial unit, including the bin store and bicycle stores on the ground floor and the residential areas above. The standard to be achieved is a minimum 60 minutes’ fire resistance horizontally and vertically separating the commercial and residential areas. Where this cannot be achieved, an interlinked fire alarm and detection system must be installed to cover both commercial and residential in one system*

- There must be a minimum 30 minute fire resisting escape route throughout the HMO residential areas, which must include providing a 30 minute fire resisting and self-closing fire door, to the FD30S standard on all risk room doors.
- Grade A, LD2 fire alarm and detection system,
 - o interlinked mains powered smoke alarms located throughout the escape route.
 - o Interlinked mains smoke alarms located in each bedsit
 - o Interlinked mains heat alarms to be located in each communal kitchen
 - o Fire blanket to be provided in each communal kitchen

* Please note that where a minimum 60 minutes fire resisting compartmentation cannot be achieved to separate the commercial and residential areas, the fire alarm and detection system must be extended across both the residential and commercial areas in one system.

- The ground floor bin store should be accessed from open air, from the separate access point at the front of the building. Access openings to refuse storage chambers should not be sited next to escape routes or final exits.
- With careful fire risk assessment, the fire alarm and detection system should extend to the bin and cycle store areas, with consideration given to sprinkler systems.
- Appropriate self-closing fire doors to be provided for internal access doors to bin and cycle stores
- Appropriate secure entry measures should be installed to the bin and cycle store areas to prevent unauthorised access and reduce the risk of arson.

Room Sizes

- Room sizes should meet the minimum standards for houses in multiple occupation.
- 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 room sizes where adequate dining space is provided elsewhere in the property:

6.51sqm – suitable for 1 person
10.2sqm - suitable for 2 persons

- 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;

- worktops for the preparation of food
- cupboards for the storage of food or kitchen and cooking utensils;
- refrigerators with an adequate freezer compartment (or, where the freezer compartment is not adequate, adequate separate freezers);
- appropriate refuse disposal facilities; and
- appropriate extractor fans, fire blankets and fire doors.

Ventilation

- Any bathrooms, en-suite facilities and kitchens must have adequate mechanical ventilation installed, regardless of openable windows available.
- 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.

Other

- Safety railings of at least 1100mm in height must be installed to the communal terrace area on the first floor
- Where window sill heights are less than 1100mm from finished floor level, window opening restrictors must be fitted that restrict the opening to less than 100mm, but also must be capable of an adult override, without the use of a removable key.

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
Houses in Multiple Occupation Officer
Private Sector Housing & Public Health Team

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



Sign up to our newsletter [here](#)

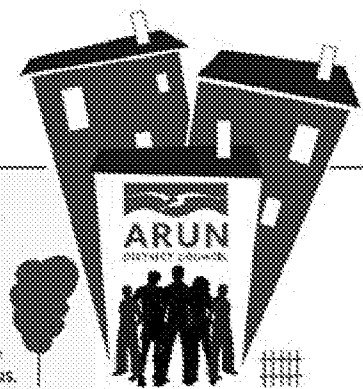


**It is a criminal
offence to operate
a licensable HMO
without a licence**

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 continuing Coronavirus pandemic and with National and regional restrictions in place including working remotely there may be limited access to incoming mail, so if possible, please send all correspondence via e-mail. **Please also note that to protect staff and customers from unnecessary potential exposure to Covid-19 the team has suspended site visits and inspections at the current time except in urgent emergency situations (as assessed by the case officer) and these will only be undertaken where appropriate precautions are in place and social-distancing can be achieved.** Any inspections arranged may be subject to change or cancellation at short notice in line with any National, Regional or Council-specific guidelines and requirements or any newly imposed restrictions and Officers have the discretion to abort a visit if they consider that appropriate precautions are not in place or social distancing cannot be achieved.

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

Sent: 10 January 2022 13:04

To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>

Subject: Planning Consultation on: LU/382/21/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/382/21/PL

Registered: 4th January 2022

Site Address: 71 High Street Littlehampton BN17 5AE

Grid Reference: 502920 102132

Description of Works: Refurbish and renew the first and second floors of the existing building to the southern side of the site, with a new build proposal to the northern half of the site, creating a new entrance and entrance stairwell with bicycle and bin storage to the existing ground floor area and a new two storey (1st and 2nd floor) build co-living, 23 bed HMO scheme above together with the change of the use to the former bank (Use Class E) to four commercial units (Use Class E). This application may affect the setting of a listed building.

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 on site 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 10th February 2022 . 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (COB) 2020