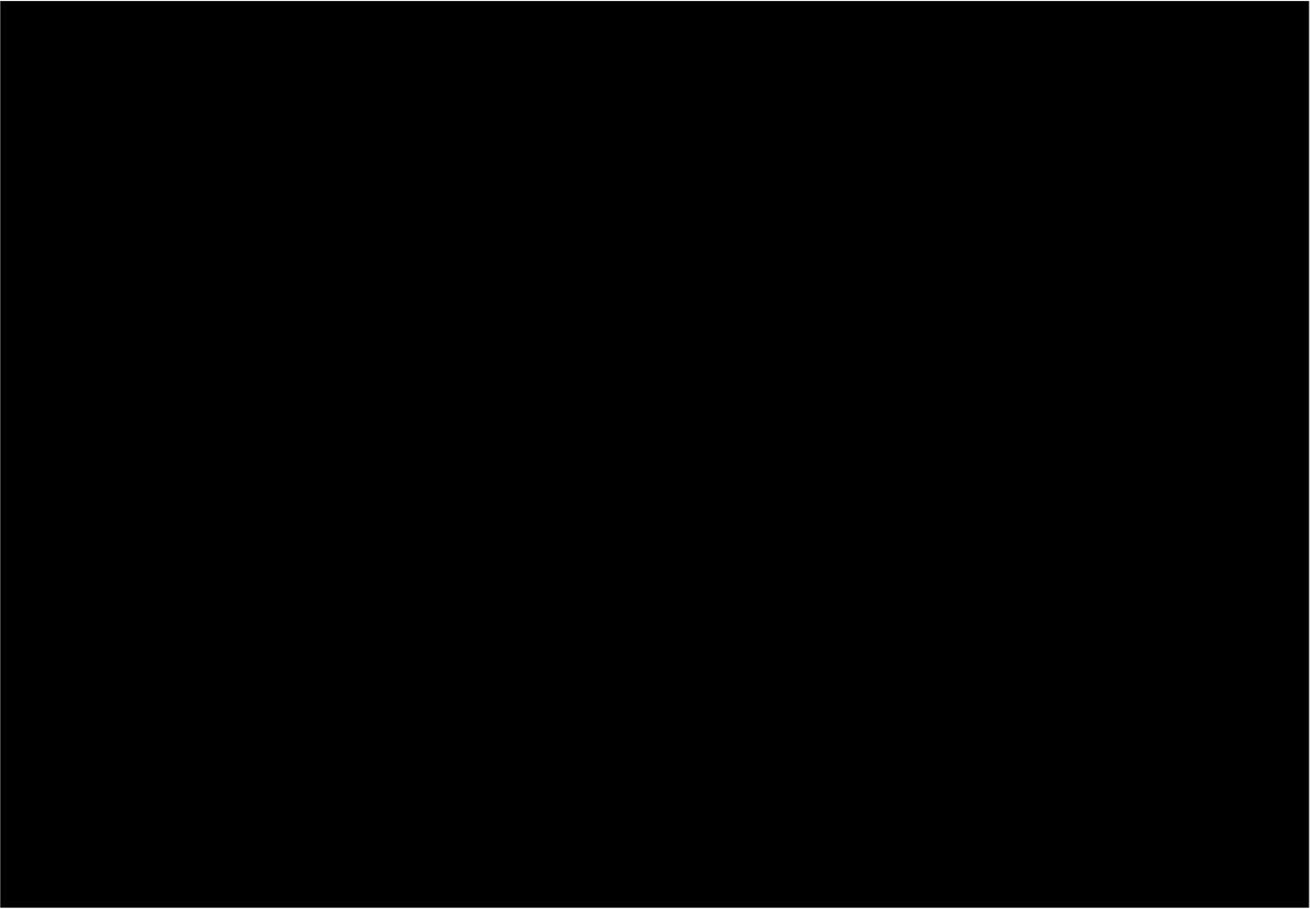




From: Chantelle Bashford <Chantelle.Bashford@arun.gov.uk>
Sent: 02 February 2022 11:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/411/21/PL

Dear Planning,

Please see Private Sector Housing comments below. These comments are in relation to general housing conditions and have regard to the Housing Act 2004, Housing Health and Safety Rating System (England) Regulations 2005 and LACORS national fire safety guidance.

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 Fire Strategy Plan specifies a Grade D1 LD2 fire system will be installed to flats 1-10, but does not make any reference to the common areas. However, it is assumed from the ‘Legend’ that the same fire system is being proposed to the common areas. If this is the case, a domestic fire system is not appropriate for this building and a mixed Grade A LD2, Grade D1 LD3 system is required.

Grade A LD2 system should be installed in the following areas:

- Throughout the escape route (smoke)
- Throughout the lower ground floor as all areas/rooms are for communal use (smoke, with the exception of the laundry room which may be more appropriate to have a heat detector)
- Within the 'Staff Sleepover' room on the upper ground floor (smoke – assuming no cooking facilities are being provided within this room, otherwise it would be more appropriate to install a heat detector and a stand-alone Grade D1 smoke alarm)
- Within each flat in the room/lobby opening onto the escape route (heat)

Grade D1 LD3 system should be installed in the following areas:

- Within each flat in the room/lobby opening onto the escape route (smoke)
 - If the kitchen areas within the flats are considered a higher risk and detection is to be installed to these areas also, these should comprise Grade D1 heat alarms and be interlinked with the Grade D1 smoke alarm within the flat
- Fire blankets should be provided to all kitchen areas

Room Sizes

- Flats 9 & 10 appear to have sloped ceilings to the rooms. A note regarding sloped ceilings: the floor to ceiling height must be a minimum of 2.1 metres over at least 50% of the floor area when measured on a plane of 1.5 metres from the floor

Ventilation

- Kitchens should have adequate mechanical ventilation
- Mechanical extraction should be provided to all bathrooms/shower rooms/ensuites

Windows

- Opening limiters should be installed to all windows above the ground floor to prevent windows being opened more than 100mm. Opening limiters should not be key operated. In this instance it would be appropriate to install opening limiters to the upper ground floor windows, also

Terraces/Balconies

- The balcony area to flat 4 must provide a guarding height of 1100mm minimum, extending up from the balcony floor
- The openings within the guarding should not allow a sphere with a 100mm diameter to pass through
- The guarding should not be constructed so as to facilitate climbing by children

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 any other associated Housing legislation or regulations if applicable to the property/site

Kind regards,

Private Sector Housing & Public Health Team



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

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 10 January 2022 10:04
To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>
Subject: Planning Consultation on: LU/411/21/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/411/21/PL
Registered: 7th January 2022
Site Address: 90-91 South Terrace Littlehampton BN17 5LJ
Grid Reference: 502860 101608
Description of Works: Change of use from existing leisure use to 10No. 1-bedroom 1 person supported living apartments, staff office, staff sleepover, and associated ancillary facilities to include extension to form new first floor, alterations to roof space including creation of dormer windows & installation of roof lights. This application is in CIL Zone 4 (zero rated) as flats.

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 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://app.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