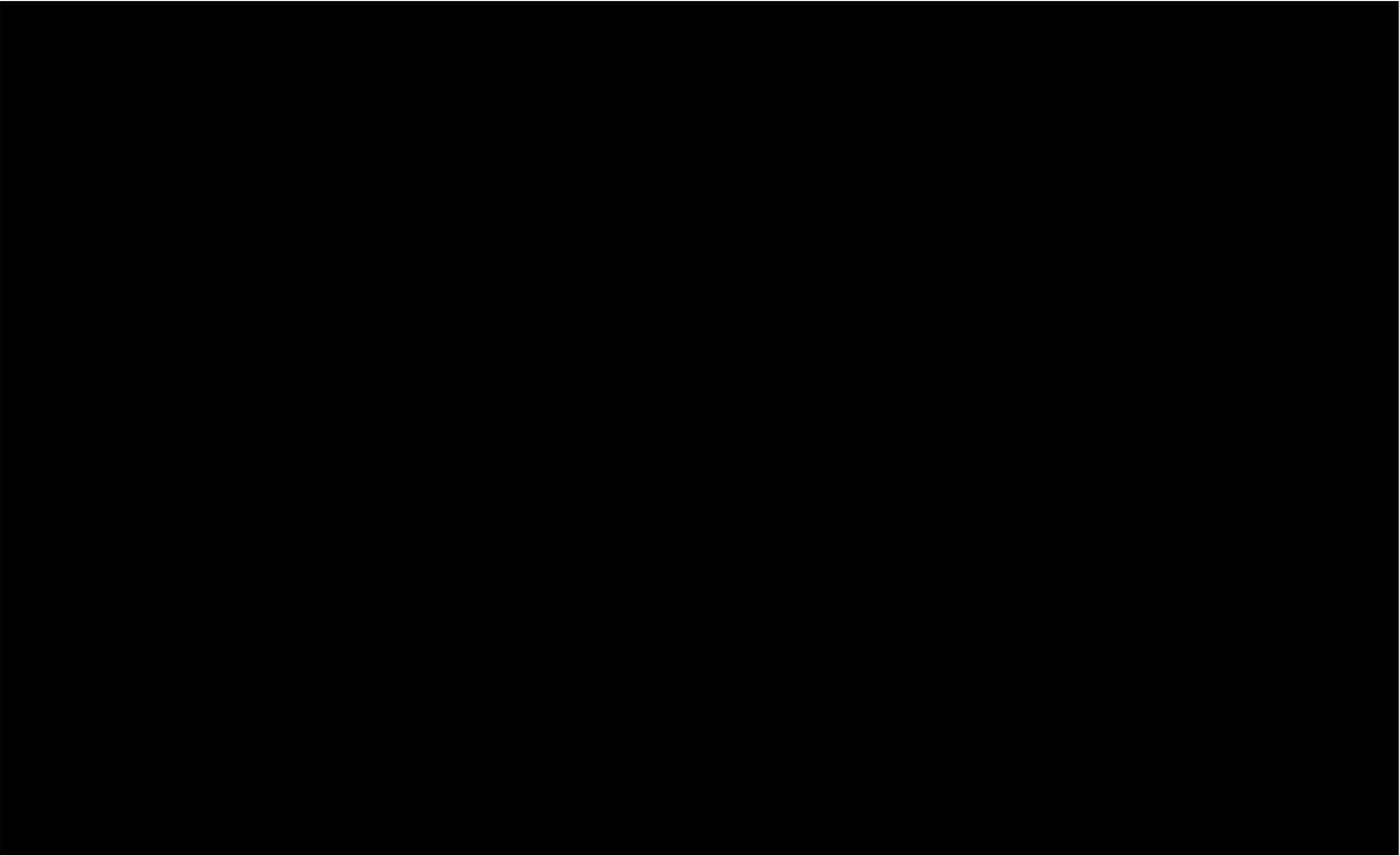




From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 18 February 2022 17:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/5/22/PL

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”
- 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 from bedrooms in the ground floor flat and the bedrooms in the upper flat are via kitchen/diner/lounges. The ideal solution to overcome this is by separating the kitchen/dining/lounge areas from the rest of each dwelling with a partition wall and access door. This will allow each bedroom to then open directly onto an escape route, without entering a high risk, outer room. An alternative to this may be to install an escape window in each bedroom (not more than 4.5 metres above ground level), installing additional interlinked smoke detection in the outer room and by installing a minimum FD30S standard

fire door to each bedroom. An escape window is not acceptable above 4.5m above ground level.

- There must be a minimum of a close-fitting conventional door installed to separate the first floor kitchen/diner/lounge from the escape staircase if the kitchen/diner/ lounge is not to be separated as suggested above by way of a partition wall and access door; the staircase must be protected with compartmentation and not open to risk areas which may compromise the means of escape in the event of a fire occurring.
- Cupboards containing services such as mains electrics should be enclosed in a fire resisting enclosure to protect the means of escape.
- Minimum 30 minutes fire resistance between each flat (horizontally and vertically)
- Install thumb turn opening devices to each final exit door.
- In accordance with LACoRS fire safety guidance for a 3 storey building converted into self-contained flats, a Grade A, LD2 fire alarm and detection system is required:
 - o Interlinked smoke detection in any common areas.
 - o Interlinked heat alarms to be located in the entrance lobby of each flat

PLUS

- o A Grade D LD3 fire alarm and detection system of interlinked smoke detection with integral battery back-up installed on each storey within each flat
- o It is recommended to install interlinked heat detection with integral battery back-up (Grade D) in the kitchen of each flat also.

Consultation must be sought from West Sussex Fire & Rescue Service and Building Control in order to establish the most appropriate fire alarm and detection system for this property because these plans do not appear to directly align with the guidance examples, as detailed in LACoRS.

Room Sizes

- Room sizes should meet the minimum standards if the flats are intended to be rented.
- 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:
 - 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 house or flat 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;
 - o worktops for the preparation of food
 - o cupboards for the storage of food or kitchen and cooking utensils;
 - o refrigerators with an adequate freezer compartment (or, where the freezer compartment is not adequate, adequate separate freezers);
 - o appropriate refuse disposal facilities; and
 - o appropriate extractor fans, fire blankets and fire doors.

Windows and Ventilation

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.
- 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.
- If skylights/roof casements are the only source of light and/or ventilation within a habitable room, they must meet all of the following requirements;
 - The skylight/roof casement must be able to be fully opened for ventilation during spells of prolonged and heavy rain or snow without allowing it to enter the room;
 - The skylight/roof casement must have integral passive ventilation for ventilation even when the window is shut; and
 - The skylight/roof casement must provide a reasonable view for the occupant(s). The Housing Health and Safety Rating System (HHSRS) states as a relevant matter that there should be a “reasonable view out of all rooms, other than those where privacy is required, such as bathrooms and WCs”, as this can have a negative effect on the mental health of the occupants, especially over the longer-term

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



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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.



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: 15 February 2022 16:04

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

Subject: Planning Consultation on: LU/5/22/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/5/22/PL
Registered: 15th February 2022
Site Address: 37 Griffin Crescent Littlehampton BN17 7LH
Grid Reference: 502912 103775
Description of Works: Change of use from a single dwelling into two flats and rear two storey extension and rear dormer. This application is in CIL Zone 2 (Zero Rated) as flats.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 17th March 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

Obafemi Okusipe

Planning Officer- Arun District Council

Telephone: 01903737645

Email: obafemi.okusipe@arun.gov.uk

PLCONSULT (ODS) 2020