

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Martin Hill <Martin.Hill@arun.gov.uk>
Sent: 17 March 2022 12:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/60/22/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”
- The external staircase serving the first floor HMO is the sole means of escape from this level, therefore it should be protected from the effects of fire along its entire length. The sensitive area is 1.8m horizontally therefore any windows in this region should be of fire resisting construction and fixed shut. Any doors opening onto the sensitive area should be fire resisting and self-closing.
- 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 route from the bedroom in Flat 1 is via the kitchen-diner; this can be overcome by ensuring that

the window in the bedroom of flat 1 meets the requirements of an escape window and adequate fire protection provided in the form of a fire door separating the bedroom and kitchen area, together with interlinked smoke detection in both the kitchen-diner area and the bedroom within the flat.

- 30min fire resisting escape route in both the ground and first floor HMOs and providing an FD30S standard fire resisting and self-closing fire door to each risk room (bedsits, kitchen-diners, offices and any cupboards located in the escape route). This will include 3 fire rated steel hinges, intumescent strips and cold smoke seals and an overhead self-closing device conforming to BS EN 1154, minimum Power Size 3.
- Grade D1, LD2 fire alarm and detection system covering both storeys of the entire building;
 - o interlinked mains wired smoke alarms with tamper-proof integral battery back-up located throughout each escape route.
 - o Interlinked smoke alarms with integral tamper-proof battery back-up in each bedsit
 - o Interlinked heat alarms with integral tamper-proof battery back-up to be located in each communal kitchen
 - o Fire blanket to be provided in each communal kitchen
- Install a suitable barrier to protect the access/egress point on the ground floor from parked vehicles or other obstructions that may impede the means of escape. The same principle should be applied to protect the access/egress stair serving the first floor.
- Separate the kitchen and lounge areas from the escape hall within flat 2 on the first floor by installing suitable partitioning and fitting of a close fitting conventional access door to each area, as a minimum.
- Thumb turn opening devices to be fitted to all bedsit and final exit doors to enable escape from the building without the use of a key, code or card.
- Window restrictors must be fitted where sill heights are less than 1100mm from finished floor level.

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 communal dining space is provided elsewhere in the property:
 - 6.51 sqm – suitable for 1 person
 - 10.2 sqm - suitable for 2 persons
 - Where adequate communal dining space is not available elsewhere in the property:
 - 10.2 sqm – suitable for 1 person
 - 15.0 sqm - 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;
 - 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.

Ventilation

- Any bathrooms and kitchens without windows for natural ventilation must 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;

- o 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;
- o The skylight/roof casement must have integral passive ventilation for ventilation even when the window is shut; and
- o 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

Other

- Any safety guarding/railing fitted must be a minimum 1100mm high and any gaps between railings and/or spindles must be less than 100mm.

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

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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 Officers may be working remotely and 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 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. 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: 08 March 2022 14:34
To: EHPlanningConsultations [REDACTED]
Subject: Planning Consultation on: LU/60/22/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/60/22/PL
Registered: 28th February 2022
Site Address: 27 Clifton Road Littlehampton BN17 5TE
Grid Reference: 502805 101930
Description of Works: Change of use (regularisation and part retrospective) from 11 bed HMO (Sui Generis) to a 20 bed HMO & 2 No dwellings (net gain of 1 No dwelling). This site is in CIL Zone 4.

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 7th April 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 (ODS) 2020