

[REDACTED]

From: Hannah Riddle on behalf of Planning.Responses
Sent: 25 April 2022 15:38
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/82/22/PD

From: Chantelle Bashford [REDACTED]
Sent: 25 April 2022 11:59
To: Planning.Responses [REDACTED]
Subject: RE: Planning Consultation on: LU/82/22/PD

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. Consideration has also been given to HMO legislation as the proposed plans lend themselves to typical HMO arrangements.

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 (usually 60 minutes) between the commercial unit on the ground floor and the residential flats above
- The internal escape routes should provide 30 minutes fire resistance, including the provision of 30-minute fire resisting and self-closing fire doors (FD30S) to each unit entrance
- The staircase serving the first floor within unit 1 appears to have an understairs cupboard accessed via the retail unit. As a minimum, this staircase should be underdrawn with appropriate fire resistant materials to protect the means of escape. If the cupboard houses any sources of ignition, the entire cupboard will need to afford appropriate fire resistance; it may also be necessary to install an interlinked Grade A detector within the cupboard
- The staircase serving the second floor within unit 2 runs above the ensuite bathroom serving the first floor north-facing bedroom. As a minimum, this staircase should be underdrawn with appropriate fire resistant materials to protect the means of escape
- A mixed Grade A, LD2 and Grade D1, LD3 fire system should be maintained and installed Grade A, LD2 system:
 - Interlinked detection to the commercial unit
 - Interlinked detection throughout the escape routes

- Interlinked heat detection to each residential unit

Grade D1, LD3 system:

- Interlinked mains-wired smoke alarms with integral tamper-proof battery back-up to each level within each residential unit
N.B. The Grade D system should only be interlinked within each flat and not across both flats

- Fire blankets should be provided to all kitchen areas

Facilities

Unit 1:

- The proposed second floor communal bathroom located nearest to the staircase does not appear to be of an adequate size or layout. Bathrooms must be of an appropriate size to provide adequate changing and drying space for the user. From the proposed plans, it seems likely the users would collide with either the walls and/or the amenities within the bathrooms. In addition, this could be identified as a hazard under the Housing Health and Safety Rating System (HHSRS). Consideration should be given to reconfiguring the bathroom

Unit 2:

- All the ensuite bathrooms, possibly with the exception of one, also appear to be inadequate in terms of size and layout. The bathrooms in question appear to be of the same width as the shower cubicle which looks to be very narrow, potentially creating the same issues highlighted with the communal bathroom, above. In addition, some of the ensuite bathrooms appear to only provide a shower cubicle and WC with no wash hand basin. A wash hand basin must be installed within the same room as a WC. Consideration should be given to reconfiguring the ensuite bathrooms

Ventilation

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

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards

HMO Considerations

Licensing:

- Any property that has 5 or more people sharing facilities will require a licence from the Council and the property must meet minimum standards

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 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:

- 6.51m² – suitable for 1 person
- 10.2m² – 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 up to 10 years are classed as half a person
 - Children aged 10 years+ are classed as a person

General:

- Based on the proposed plans, unit 1 has the potential to accommodate up to 9 occupants and unit 2 up to 12 occupants
- Must meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (2020)
- Must meet the requirements of The Management of Houses in Multiple Occupation (England) Regulations 2006
- Must meet the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended)
- Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site

Regards,

Private Sector Housing & Public Health Team



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

Sign up to our newsletter [here](#)



From: Planning.Responses [REDACTED]

Sent: 06 April 2022 09:49

To: EHPlanningConsultation [REDACTED]

Subject: Planning Consultation on: LU/82/22/PD

To: Environmental Health - Planning consultation

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)

Application No: LU/82/22/PD

Registered: 1st April 2022

Site Address: 38/40 High Street Littlehampton

Grid Reference:

Description of Works: Prior notification under Schedule 2, Part 3, Class G for the change of use of upper floors to 2 No 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 8th May 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

[Redacted Signature]

[Redacted Contact Information]

PLCONSULT (ODS) 2020