From: Bruce Reynolds <bruce.reynolds@adur-worthing.gov.uk> on behalf of Bruce Reynolds
Sent: 05 January 2023 12:09
To: Peter Barnett
Subject: Re: Consultee Comments for Planning Application NOTICE/0033/22

Flag Status: Flagged

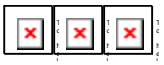
Dear Peter

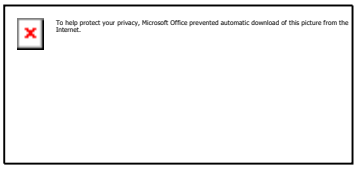
Further to my previously submitted comments, I would like to make the following representation in respect of natural light.

As noted the windows to the rear of the units open into small enclosed alleys or backyards - there will be little light distribution from the glazing in this area.
At the same time, the large glazed area to the front of the former shop will need to be treated or supplied with coverings to allow privacy and security. The access to natural light will therefore be limited by the practicalities of using the shop as a habitable space.
The overall effect will be equivalent to basement dwelling with the added disadvantages of poor ventilation, heat gain and reduced security.

Yours sincerely

Bruce Reynolds
Private Sector Housing Manager, Private Sector Housing
01273 263098
Adur & Worthing Councils
Usually west wing, first floor
Portland House
www.adur-worthing.gov.uk

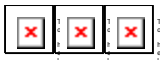


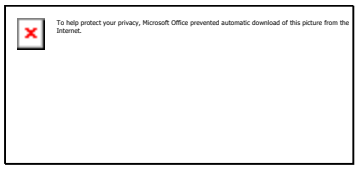


On Thu, 5 Jan 2023 at 09:26, Bruce Reynolds <bruce.reynolds@adur-worthing.gov.uk> wrote:

> Hi Peter
>
> and a Happy New year to you too.
>
> I can comment on the light of natural light, but I would ask that all my comments be placed as an informative so that when we enforce, they can't say they didn't know, or that we didn't object
>
> Many thanks
>
> **Bruce Reynolds**
> Private Sector Housing Manager, Private Sector Housing

01273 263098
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Portland House
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On Thu, 5 Jan 2023 at 08:44, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

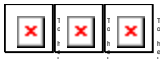
Hi Bruce and happy new year to you.

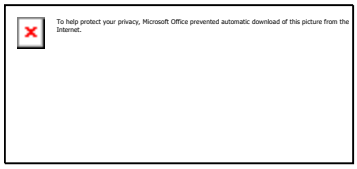
Thanks for your comments below. However, this is a prior approval application where only a specific, limited number of matters can be considered. These include the provision of adequate natural light in all habitable rooms. Unfortunately, therefore, the points you have raised can't be dealt with under Planning this time.

Did you wish to comment on the adequacy of light to the flats or is this more a matter for Public Health?

Thanks

Peter Barnett
Principal Planning Officer, Planning & Development
01903 221310
Adur & Worthing Councils
Portland House, 44 Richmond Road, Worthing, BN11 1HS
http://www.adur-worthing.gov.uk





---------- Forwarded message ---------
From: <planning@adur-worthing.gov.uk>
Date: Tue, 13 Dec 2022 at 16:55
Subject: Consultee Comments for Planning Application NOTICE/0033/22
To: <peter.barnett@adur-worthing.gov.uk>

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 13/12/2022 4:55 PM from Mr Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	NOTICE/0033/22
Address:	73 - 75 North Road Lancing West Sussex BN15 9AS
Proposal:	Application for permitted development for prior approval for change of use from Commercial, Business and Service (Use Class E) on ground floor to 2no. one person studio flats (Use Class C3)
Case Officer:	Peter Barnett

Click for further information

Comments Details

Comments:	The outlook to the rear is poor with views only into a narrow back alleyway. The outlook to the front is poor onto a busy commercial pavement. There are privacy issues and related security issues There is insufficient natural ventilation as there are no opening windows at the front. There is unsympathetic stacking with the proposed flats upstairs

Kind regards