From: planning@adur-worthing.gov.uk
Sent: 08 June 2023 09:57
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/0709/23

Flag Status: Flagged

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 08/06/2023 9:56 AM from Mr Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/0709/23
Address:	27 Roedean Road Worthing West Sussex BN13 2BS
Proposal:	Proposed two storey residential dwelling together with all associated drainage works
Case Officer:	Amanda Haslett

Click for further information

Comments Details

Comments:	Please could the following informative be placed on any planning permission that may be granted The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms. In this case, the first floor bedrooms are only accessed through an open-plan high risk kitchen-living room and so they are inner rooms Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

Kind regards