From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 20 September 2024 16:10:08 UTC+01:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Consultee Comments for Planning Application AWDM/1025/24

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 20/09/2024 4:10 PM from Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/1025/24
Address:	101 Brighton Road Lancing West Sussex BN15 8BG
Proposal:	Single storey rear courtyard extension including escape lightwell and rooflights, frontage excavation and steps down and conversion of basement to form self contained family guest accommodation. Ground floor rear terrace over with new French doors out. Removal of front dormer, rear roof extension and whole new roof clad in metal. Third floor front (south) roof terrace, second floor front juliet balcony and replacement first floor front balcony with new metal canopy. Replacement windows. |cr|
Case Officer:	Marie O'Keeffe

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Comments Details

Comments:	The Private Sector Housing Team (Environmental Health) have noted elements of the proposed design that may contribute to serious hazards, as defined by the Housing Health and Safety Rating System, and could result in enforcement action under the Housing Act 2004. This may include prohibition of part of the property or improvement notices requiring work to be completed in order to make the property safe. Means of escape in the event of a fire from basement rooms The proposed plans show an open plan living arrangement to the basement with bedrooms accessed from the high-risk rooms

(kitchen, living area).
• The plan appears to show a possible secondary means of escape from the rear bedroom, although it is noted that this is listed as ‘TBC’. Without this there is no secondary means of escape from the room.
• The central bedroom shown has no protected means of escape (including a window), and no protected route to a place of final safety. In the event of a fire in the open plan kitchen, escape would be contingent on access to the further bedroom, which may be obstructed by smoke/flames in the open plan living area and/or blocked access to the bedroom i.e. it could be locked. The secondary means of escape from this room is not confirmed at any rate (see above).
• Even if escape has been made via the secondary exit, this appears to be into an enclosed area between the house and the garage, potentially blocking access to a place of final safety.
In the event of a fire in the basement, an occupant could become trapped, increasing the risk of serious injury or death.

Outlook from sleeping rooms in the basement and privacy

The proposed bedrooms have no outlook, relying on skylights for natural light.
Whilst it is noted that the applicant lists this as guest accommodation, once built these rooms could end up being used as permanent accommodation. The lack of outlook can lead to feelings of isolation and can have a deleterious effect on an individual’s mental health. It should be possible to see out of a window from a seated position and see more than just the sky (or a wall or other non-descript views).

In addition, there is a risk of loss of privacy for the users, due to the location of the skylights in an area that could be used by the main household.

Kind regards