

From: Jo Morin <jo.morin@adur-worthing.gov.uk>
Sent: 16 March 2026 14:53:49 UTC+00:00
To: "Jo Morin" <jo.morin@adur-worthing.gov.uk>
Subject: Fwd: Planning Application: AWD/0208/26 56 Rowlands Road

From: **Steve Dommett** <steve.dommett@adur-worthing.gov.uk>
Date: Mon, 16 Mar 2026 at 14:46
Subject: Re: Planning Application: AWD/0208/26 56 Rowlands Road
To: Jo Morin <jo.morin@adur-worthing.gov.uk>

Hi Jo

Private Sector Housing has no objection to this application because it has the dimensions and basic layout to make a successful 8 person shared house HMO. It will require a HMO licence, so please direct the applicants to our compliance guide.

chrome-extension://efaidnbmnnnibpcajpcgclefindmkaj/<https://www.adur-worthing.gov.uk/media/Media,170173,smxx.pdf>

There are a couple of specific issues that could be picked up now rather than waiting for licensing.

1) For shared house HMOs applicants need to provide a dedicated space for the occupants to sit down and socialise/consume meals, should they wish. This can be within the kitchen or a separate living space but should be proportionate in size to the number of occupiers sharing the dwelling. This may well be achievable within the larger kitchen space but the chosen kitchen layout should be designed to accommodate this need.

2) The storage areas off the communal hallway should not be available for tenants use. The doors must be an FD30 fire door, fitted with 3 x certified steel butt hinges and intumescent strips. The cupboard must be free from belongings and the doors kept locked at all times.

Best Regards
Steve

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