From:	planning@adur-worthing.gov.uk
Sent:	03 February 2020 16:20
To:	planning@adur-worthing.gov.uk
Subject:	Consultee Comments for Planning Application AWDM/0081/20

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

Comments were submitted at 4:19 PM on 03 Feb 2020 from Mr Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/0081/20
Address:	Boat House 41 Riverside Road Shoreham-By-Sea West Sussex BN43 5RB
Proposal:	Application for a Lawful Development Certificate for existing use as a residential dwelling (C3).
Case Officer:	Marie O'Keeffe

Click for further information

Comments Details

Comments:

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.

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.