Consultee Comments for Planning Application AWDM/0302/21

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 2 March 2021 at 12:05
To: planning@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 02/03/2021 12:05 PM from Mr Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/0302/21
Address:	46 Bristol Avenue Lancing West Sussex BN15 8NL
Proposal:	Single storey rear extension with high level windows and rooflights
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. In this case, both the existing and proposed layouts show that the means of escape in the case of a fire from the first floor bedrooms are through high risk areas and so the bedrooms are inner rooms. The proposed layout dies, however, offer the opportunity for the enclosure of the staircase and a lobby to be constructed to the new entrance to mitigate this risk 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