From: planning@adur-worthing.gov.uk
Sent: 02 January 2024 11:23
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1741/23

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 02/01/2024 11:23 AM from Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/1741/23
Address:	9 Peveril Close Sompting West Sussex BN15 0BP
Proposal:	Front porch, rear ground and first floor extensions and annex in rear garden
Case Officer:	Hannah Barker

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, bedroom 2 on the ground floor is an inner room as it is only accessed through the kitchen dining room. There is insufficient natural light and ventilation to the room and the window does not meet fire escape window requirements . The annex is clearly designed to be occupied separately to the main building being remote from the building and with independent access available through the rear alley. The GIA appears to be too small, the bedroom is an inner room. Robust conditions to ensure that it is not occupied as a independent dwelling would be necessary 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