From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 06 February 2024 13:22:05 UTC+00:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Cc: "Jodie Wilkes" <Jodie.Wilkes@westsussex.gov.uk>
Subject: Planning consultation - ADWM/0097/24 Land Rear Of 161 Tarring Road Worthing West Sussex

FAO: Jo Morin

Dear Jo,

Having viewed the plans for the planning application no. ADWM/0097/24 for the proposed three-bedroom two storey detached house with 2no. parking spaces at land to rear 161 Tarring Road, evidence is required to show that all points inside the dwelling are within 45 metres of a fire appliance location in accordance with Approved Document B Volume 1 2019 Edition B5 section 13. This is to be measured along the hose lay route, not in a direct line or arc measurement. Any areas not within the 45-metre distance will need to be mitigated by the installation of domestic sprinkler or water mist system complying with BS9251 or BS8458 standard.

The access route to this new build dwelling appears to be less than 2.5m wide, meaning a fire appliance will not be capable of gaining access to the property and would have to attend from Tarring Road. The minimum access width for a fire appliance to gain access is 3.1m through any gateway or narrowing, 3.7m between curbs or roadsides. If these widths are not met and the fire appliance attends from Tarring Road it is unlikely all parts inside the dwelling will be within 45m of the fire appliance location, so a sprinkler or domestic water mist system will be required. The access requirement and turning facility are given in AD-B Volume 1: B5 section 13.

Regards

Ian

Ian Stocks
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