From: planning@adur-worthing.gov.uk
Sent: 08 November 2023 14:26
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1339/23

Flag Status: Flagged

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 08/11/2023 2:25 PM from Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/1339/23
Address:	54 Rowlands Road Worthing West Sussex
Proposal:	Conversion of 3 No existing bedsits into 2 No 1 person, 1 bedroom flats (class C3). The addition of a single storey extension with a room in the roof to form a 1 bed, 2 person flat (class C3) and the conversion of the loft space at second floor into a 1 bed , 1 person flat (class C3).
Case Officer:	Jackie Fox

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Comments Details

Comments:	The Private Sector Housing Team (PSHT) has identified a number of issues with the proposed development that would constitute a significant hazard, and would result in enforcement action being taken under the Housing Act 2004, and therefore objects to the planning application. The issues identified include: 1) The existing plans labels the accommodation as bedsits when in fact they are self-contained flats that are substantially below the Nationally Described Space Standard (NDSS). Due to the serious deficiency in size this is already contributing to a significant hazard that the PSHT is preparing enforcement action to address. The proposed plan does not resolve this issue as is shows that six of the existing units would remain substantially below the NDSS, and one of the existing units (ground floor rear) would remain significantly below the NDSS. 2) The layout of the ground floor rear self-contained unit shown does not reflect the actual layout of this unit, but a previous layout. The impact of the proposed two storey development at the rear cannot be properly considered as a result

(potential noise issues, loss of light and outlook).

3) The proposed first floor front right flat (as viewed from the front) shows an unacceptable layout, with a bedroom accessible only from a high risk room. This inner room arrangement creates an increased risk of injury or death in the event of a fire and would trigger enforcement action to remedy.

4) The proposed second storey addition shows an unacceptable layout, with a bedroom accessible only from a high risk room. This inner room arrangement creates an increased risk of injury or death in the event of a fire and would trigger enforcement action to remedy.

5) The proposed second storey addition is constructed in the roof, and is listed as 37sq.m in size (i.e. the minimum size for a self-contained flat in the NDSS). However, when measuring rooms we can only include areas where the ceiling height is 1.5m or more above the internal floor level (the useable space). Ideally rooms should have a ceiling height of around 2.3m above the internal floor level, in line with the NDSS. For a room to be considered useable without a deficiency arising that contributes to a hazard, then at least 75% of the useable space should have a ceiling height of at least 1.9m above the internal floor level and there must be sufficient space for occupants to move around and for bedroom furniture i.e. bed, wardrobe, chest of drawers.

As the roof height is not indicated it is not possible to confirm the actual size of the proposed dwelling, but as much of the flat is located under the sloped elements of the roof, it would appear to be below the 37sq.m minimum, in which case it would likely trigger enforcement action.

6) The addition of a third storey would increase the risk from fire to all flats/accommodation and would trigger the requirement for lobbies between all self-contained units and the means of escape. No lobbies are indicated on the proposed plans, and such lobbies would further compound the existing issue of the substandard size of self-contained accommodation.

Kind regards