From: bruce.reynolds@adur-worthing.gov.uk on behalf of Private Sector Housing
Sent: 30 January 2024 16:30
To: Peter Barnett
Subject: Re: AWDM/1284/23 - 15 South Street Lancing

Flag Status: Flagged

Dear Peter

I don't think that the WC window will comply with the requirements of a fire escape window.

In addition, I have just noticed that the GIA is only about 23sqm? The legal requirement is 37sqm.

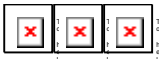
I thought that the inner room would be sufficient to knock this on the head, but I am unhappy that the only access to a substandard flat would be up a external spiral staircase as well.

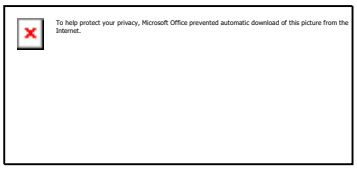
My concerns remain

Regards

Bruce

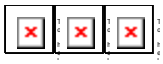
Private Sector Housing
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
www.adur-worthing.gov.uk

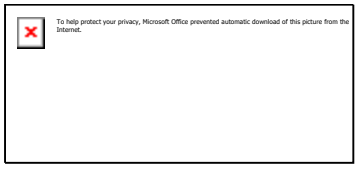




On Tue, 30 Jan 2024 at 12:11, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Hi
>
> Could you please let me know if the attached amended plan and accompanying email overcome your initial concerns with this one?
>
> Thanks
>
> **Peter Barnett**
> Principal Planning Officer, Planning & Development
> 01903 221310
> Adur & Worthing Councils
> Portland House, 44 Richmond Road, Worthing, BN11 1HS
> http://www.adur-worthing.gov.uk





---------- Forwarded message ---------
From: **Sam@Bavian** <sam@baviandesign.com>
Date: Wed, 10 Jan 2024 at 16:06
Subject: Re: AWDM/1284/23 - 15 South Street Lancing
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi Peter,

Revised designs for this project.

I believe we have sorted the fire safety concerns with the fd60 between bed and living/kitchen.

Access/escape from WC window.

Top landing now enclosed as a porch area, mitigating potential use as balcony.

Lighting on stairs can be scheduled inside of balustrades, which are now proposed as solid, to reduce impact on local amenities.

Hope this goes some/all way to receiving your approval. If you could communicate any further concerns with me via email within the next couple of weeks that would be great.

Many thanks,

Sam

Bavian Design Ltd | 39-40 Bond Street, Brighton BN1 1RD
T: 01273 906309 | M: 07961 363784

www.baviandesign.com

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> On 2 Nov 2023, at 18:01, sam@baviandesign.com wrote:
>
> Hi Peter,
>
> Thanks for your communication and I will discuss this with the client and get back to you.

All the best,

Sam

Bavian Design Ltd | 39-40 Bond Street, Brighton BN1 1RD
T: 01273 906309 | M: 07961 363784

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On 2 Nov 2023, at 09:18, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Dear Sam

I have considered your recent application for the roof extension and external staircase and would advise you that I cannot support the application as it stands.

The increase in ridge height and alteration to form a gambrel style mansard roof is acceptable but I do have concerns with the rear dormers and staircase. The distance between the rear of 15 South Street and the houses behind is about only 16m. Our supplementary planning guidance recommends a rear-to-rear distance of 22m for 2 storey dwellings and 28m for three storeys. The proposed dormers would effectively turn the property into a 3 storey building and I am concerned at the level of overlooking that would occur. The dormers may be acceptable if they were obscured, or if high level rooflights were proposed instead which reduced the risk of overlooking.

However, the proposed external staircase and landing would be the main access to the proposed flat and would be used regularly, leading to overlooking of neighbouring properties. I cannot support this aspect of the proposal and would advise you to remove it from the scheme and to seek internal access only. In doing so, you should demonstrate that the proposed flat meets the minimum floorspace requirement as set out in the national guidance.

You must also amend the layout in accordance with the advice of our Environmental Health (Housing) Officer who has advised that:

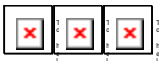
"The layout creates an inner room arrangement, with the sleeping room accessed from the kitchen/living area with no acceptable secondary means of escape shown. This would create a high risk hazard when assessed under the Housing Health and Safety Rating System that the Council would require the relevant person to remedy.
The layout would need to be amended to remove the risk to a sleeping occupant in the event of a fire i.e. creating an internal hallway from which risk rooms are accessed.

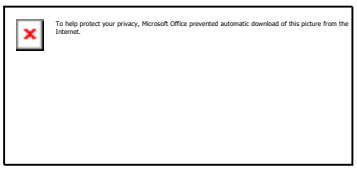
The layout of the proposed dwelling places the living/kitchen area over bedrooms in the existing dwelling below. Suitable measures to ensure adequate sound insulation should be provided to prevent excessive noise travel between the proposed dwelling and the existing dwelling."

I look forward to receiving amended plans for consideration in due course.

Regards

Peter Barnett
Principal Planning Officer, Planning & Development
01903 221310
Adur & Worthing Councils
Portland House, 44 Richmond Road, Worthing, BN11 1HS
http://www.adur-worthing.gov.uk





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