Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 29/09/2025 3:44 PM from Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/1032/25
Address:	51 Teville Road Worthing West Sussex BN11 1UX
Proposal:	Alterations to existing shop and first floor flat to form smaller retail unit and small HMO (Use Class C4)
Case Officer:	Louise Prew

Click for further information

Comments Details

Comments:	No objection on PSH grounds, subject to the following: 1) Suitable fire safety measures inc. fire doors to risk rooms and to separate the high risk kitchen/living room from the stairs forming the means of escape from first floor, whole building fire detection, emergency lighting, fire separation between commercial and residential. 2) Sound insulation to comply with current building regulations between the ground floor commercial area and the residential rooms above to prevent noise disturbance 3) Adequate thermal insulation to the structure, particularly to the bedrooms above the covered way, to allow control of temperature and mould growth 4) Protection from collision – the entrance door to the residential accommodation is located at the foot of the stairs; this will need to have a glazed vision panel to prevent collisions. 5) Protection from entry by intruders/fear of crime – the covered way that forms the access to the residential property will need to be provided with artificial lighting to deter antisocial behaviour and reduce the risk and fear of crime General notes The property will be subject to mandatory licensing of HMOs and the Management of Houses in Multiple Occupation (England) Regulations 2006