From:	planning@adur-worthing.gov.uk
Sent:	03 December 2019 09:53
To:	planning@adur-worthing.gov.uk
Subject:	Consultee Comments for Planning Application AWDM/1738/19
Flag Status:	Flagged

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

Comments were submitted at 9:53 AM on 03 Dec 2019 from Mr Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/1738/19
Address:	80 Old Shoreham Road Shoreham-By-Sea West Sussex BN43 5TD
Proposal:	Change of use from 2no. flats to a 5 bed House in Multiple Occupation at first floor plus associated external alterations (amendment to planning permission AWDM/1508/17) (retrospective).
Case Officer:	Peter Barnett

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Comments Details

Comments:	The Private Sector Housing team have no adverse comments on the application, providing that a protected route is created from the room labelled Bedroom 1 on document Drg No:2018/0002-03 Rev E. I would note that this has been discussed already with the developer along with reordering the room numbers to comply with the standard. I have seen a later plan that indicates the corridor will be extended across the living area to meet the room, but this is not recorded on the Planning Portal. This proposed change satisfactorily mitigates the risk. The property will be a House in Multiple Occupation (HMO) and will be subject to mandatory licensing under the Housing Act 2004 as well as the Management of Houses in Multiple Occupation (England) Regulations 2006.