From:	planning@adur-worthing.gov.uk
Sent:	14 September 2020 14:57
To:	planning@adur-worthing.gov.uk
Subject:	Consultee Comments for Planning Application AWDM/1361/20
Flag Status:	Flagged

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

Comments were submitted at 2:56 PM on 14 Sep 2020 from Mr Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/1361/20
Address:	67 - 69 North Road Lancing West Sussex BN15 9AS
Proposal:	Proposed ground floor rear extension with roof terrace over in connection with part ground floor conversion of existing shop to form 1 bedroom flat at rear. Alterations to doors and windows to rear elevation. Associated car parking, cycle and bin store. (Resubmission of application AWDM/0126/20)
Case Officer:	Hannah Barker

Click for further information

Comments Details

Comments:

The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms.

Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.