From: planning@adur-worthing.gov.uk
Sent: 13 October 2023 15:21
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1375/23

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 13/10/2023 3:20 PM from Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/1375/23
Address:	31 Oxford Road Worthing West Sussex BN11 1UT
Proposal:	Retrospective Flexible use of ground floor for Class C3 (Residential) or Class E(a) (c) (e) (g)(i)(ii) with associated external alterations including to shopfront.
Case Officer:	Jackie Fox

Click for further information

Comments Details

Comments:	Please could the following informative be placed on any planning permission that may be granted 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. In this case, the bedroom has extremely poor outlook and access to natural light. 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.

Kind regards