From: James Elliott <james.elliott@adur-worthing.gov.uk>
Sent: 03 December 2025 11:20:53 UTC+00:00
To: "Eve Hearsey" <eve.hearsey@adur-worthing.gov.uk>
Subject: Re: AWDM/1327/25 LDC : 5 St. Pauls Avenue, Sompting : Dormer & rooflights

Hi Eve,

Thank you for bringing this one to my attention. I understand that this is an LDC application, but please could the following comments be added for the attention of the applicant:

The plans indicate issues that may require action by the local authority under the Housing Act 2004.

The new rooms indicated in the plans are all accessed by way of a staircase that ascends from the open plan living/kitchen/dining area. This makes all of these rooms inner rooms, accessed via a high risk room which would likely be rated as a significant fire hazard under the Housing Health and Safety Rating System that would result in enforcement action by the Private Sector Housing Team. This could include prohibition of the use of the first floor rooms unless a protected means of escape was created. Escape windows are unlikely to satisfy this requirement.

I have also looked at a previous application for this address, AWDM/0516/18, which fills in the gap in this application's submitted plans. This indicates a further two bedrooms with their own washing facilities. This means that all the rooms have access to an independent washing and WC facility. All rooms are en suite bar one ground floor room. This type of layout is typical of a house in multiple occupation (HMO), and whilst there is no mention of the property being used as an HMO the applicant should be aware that if it was used in this way then the property would almost certainly require an HMO licence, and should make contact with the Private Sector Housing team to discuss this. However, as set out already, the use of these rooms may not be acceptable unless a protected route was created.

As the above matters are to do with the health and safety of occupants, they should not be disregarded. There are sanctions for non-compliance with the requirements of the Housing Act 2004, which include prosecution and/or financial penalties, and the Act is tenure neutral, and so the applicant is invited to contact private.sectorhousing@adur-worthing.gov.uk for more information if required.

Kind regards,

James Elliott
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On Thu, 27 Nov 2025 at 12:30, Eve Hearsey <eve.hearsey@adur-worthing.gov.uk> wrote:

Hi James
I trust you are keeping well.

I have an application for a Lawful Development Certificate (LDC) at the above site, for a dormer and rooflights. As you may be aware LDC applications are based on fact not merit therefore they are not open for consultation or neighbour notification. I just thought I ought to flag it up for your information to your department as it is within/abutting Potentially Contaminated Land and a Landfill Buffer.

All the best to you,
Kindest regards
Eve

Eve Hearsey
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