From: planning@adur-worthing.gov.uk
Sent: 23 June 2022 14:36
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/0743/22

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 23/06/2022 2:36 PM from Mr Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/0743/22
Address:	12 Kings Road Lancing West Sussex BN15 8EA
Proposal:	Hip to gable roof extensions to front and rear (East and West) elevations, dormers to side (North and South) elevations. Cladding to front. Solar panels to south roofslope and small wind turbine to new front gable. Retrospective permission to retain outbuilding for garage/workshop and art studio
Case Officer:	Hannah Barker

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 development creates habitable rooms at first floor level which can only be accessed through the high risk kitchen/diner and so they are inner rooms for the purpose of fire safety

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