From: planning@adur-worthing.gov.uk
Sent: 07 September 2023 15:27
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1211/23

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 07/09/2023 3:27 PM from Mr Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/1211/23
Address:	10A Saffron Close Shoreham-by-sea West Sussex BN43 6JF
Proposal:	Retrospective application for part change of use of outhouse to granny annexe
Case Officer:	Gary Peck

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 layout of the property is convoluted and the subsequent outlook from the windows of the habitable rooms is poor. Aerial photos show a fence very close to the proposed dwelling suggesting usage not as an annexe for a relation but a separate dwelling. The building incorporates part of a garage block and so will not meet building regulation standards. The site will be cramped with effectively 3 dwellings on a plot for one (original house, extension and now 'annexe') 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