From: james.elliott@adur-worthing.gov.uk on behalf of Private Sector Housing
Sent: 24 June 2019 13:45
To: Planning -
Cc: Hannah Barker
Subject: Re: Planning Application Consultation for 75 Manor Road Lancing West Sussex BN15 0HG

Flag Status: Flagged

Re: AWDM/1004/19

Dear Colleagues

I note that this amendment has made no changes to the overall risk in the proposed building as the upper habitable rooms are still directly communicating with high risk rooms. I would therefore ask for the following informative to be placed on any permission given. For your info, a door to the proposed living rooms to separate them from the stairs to the first floor would be sufficient to mitigate the risk.

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.). 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.

Yours faithfully,

James Elliott

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You can view Adur & Worthing Councils Private Sector Housing Teams privacy notice here

On Mon, 24 Jun 2019 at 12:31, <planning@adur-worthing.gov.uk> wrote:

> Please see attached planning consultation