From: planning@adur-worthing.gov.uk
Sent: 09 June 2022 14:40
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/0922/22

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 09/06/2022 2:40 PM from Mr Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/0922/22
Address:	73 - 75 North Road Lancing West Sussex BN15 9AS
Proposal:	First floor rear extension and conversion of first floor into two one bedroom (two person) self contained flats together with internal and external alterations
Case Officer:	Peter Barnett

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 to Flat 1 is an inner room. The waste storage for Flat 1 is inadequate being placed at the top of stairs. The bedroom to Flat 2 is an inner room. There is only provision for one waste storage bin for Flat 2 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