From: planning@adur-worthing.gov.uk
Sent: 07 July 2022 17:09
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1091/22

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 07/07/2022 5:08 PM from Mr Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/1091/22
Address:	142 Brighton Road Lancing West Sussex BN15 8LN
Proposal:	Conversion of dwelling to 2no flats
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 existing layout is already poor and the proposed development does nothing to improve any deficiencies in the layout and design.

The windows for the ground floor bedrooms 1 & 2 of Flat 142 open onto the enclosed accessway for Flat 142A with the resultant problems for security, privacy, ventilation, access to natural light and outlook.

The access to Flat 142 is now through either the garage or the first floor hallway.

The bedroom labelled 5 (I could not see bed 4) in the attic of Flat 142 is only accessed through the high risk kitchen living area and so is an inner room. A fire escape window is not acceptable at this level.

All the bedrooms in Flat 142A can only be accessed through the high risk open plan kitchen living room and so they are inner rooms. Fire escape windows are not acceptable under the Housing Act 2004 at this level.

The design that sandwiches one flat between a maisonette also appears likely to lead to friction between occupants with non-sympathetic stacking.

I note that the Design and Access statement makes reference to an office and the site being opposite a road that does not exist in this area.

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