From: planning@adur-worthing.gov.uk
Sent: 02 November 2023 12:23
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application NOTICE/0019/23

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 02/11/2023 12:22 PM from Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	NOTICE/0019/23
Address:	8 - 10 Gratwicke Road Worthing West Sussex BN11 4BH
Proposal:	Application for Permitted Development for prior approval for Change of Use from existing Retail unit (Class E) to 1 no. Residential unit (Class C3)
Case Officer:	Marie O'Keeffe

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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 bedrooms are inner rooms as they are only accessed through the high risk kitchen-living room. The windows in the bedrooms are not compliant with fire escape window requirements, not least due to the location of the sleeping platforms The sleeping platforms in the bedrooms reduce the overall usable head height in these rooms to an unacceptable level. There is no option for natural ventilation in the living room There is no defensible space in front of the windows which is at the commercial end of the street, creating a security and privacy issue. If obscured glazing is used, the outlook from this room would be unacceptably affected 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