

Amanda Haslett

From: James Elliott <james.elliott@adur-worthing.gov.uk> on behalf of James Elliott
Sent: 15 November 2024 16:02
To: Amanda Haslett
Cc: Private Sector Housing
Subject: Re: NOTICE/0016/24 - Unit 4 Durrington Bridge House, Barrington Road

Flag Status: Flagged

Hi Amanda,

Thanks for sending this across. The revised plans and updated sunlight/daylight report are acknowledged, and the findings of the latter are accepted.

The removal of the ground floor flats creates large spaces on each side of the building that have been labelled as 'communal amenity'. I appreciate that this will not be a planning matter, but please advise the applicant that as the adjacent flats all rely on these spaces for access/egress, management of these spaces will be required to ensure that a hazard does not occur, as defined by the Housing Act 2004 and the Housing Health and Safety Rating System and to avoid enforcement. These areas will need to remain clear and free of fire safety risks that may impede escape or provide a source of combustion/ignition. It would also not be ideal for people to congregate in this area due to potential noise disturbance and fear of crime.

Based on issues observed in other multi-occ buildings, I can imagine these spaces being used to store pushchairs, mobility scooters and bikes, and tenants adding their own furniture to the spaces.

Kind regards,

James

James Elliott

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On Tue, 12 Nov 2024 at 15:29, Amanda Haslett <amanda.haslett@adur-worthing.gov.uk> wrote:
Hi James