From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 19 July 2024 15:00:22 UTC+01:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Consultee Comments for Planning Application AWDM/0669/24

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 19/07/2024 3:00 PM from Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/0669/24
Address:	191 Tarring Road Worthing West Sussex BN11 4HN
Proposal:	Change-of-use of ground-floor from Hot food Takeaway (sui generis) to Commerical/Business (Class E) use at the front, and 1-bedroom flat (Class C3) at the rear, involving demolition of existing single-storey rear infill structure(s) and associated external alterations.
Case Officer:	Jo Morin

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Comments Details

Comments:	The Private Sector Housing Team (Environmental Health) comments as folllows: The proposed residential dwelling appears to be approximately 31sq.m internally. For context, the minimum size prescribed by the Nationally Described Space Standard (NDSS) for a unit such as this is 37sq.m. The reduction in available space will be a deficiency under the Hazard profile of Crowding and space, under the Housing Health and Safety Rating System. If the property was constructed as shown then this may result in action being taken the Council using its powers under the Housing Act 2004 to restrict the or prohibit the occupancy of the property until such time as the dwelling size was increased to at least the minimum size prescribed in the NDSS.

Kind regards