Consultee Comments for Planning Application AWDM/1926/20

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 30 November 2020 at 16:40
To: planning@adur-worthing.gov.uk

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 4:40 PM on 30 Nov 2020 from Mr Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/1926/20
Address:	1 Windmill Parade 163 - 183 Old Shoreham Road Southwick West Sussex BN42 4QB
Proposal:	Change of use of ground floor flank section of restaurant to Sui Generis Hot Food Takeaway with new entrance to south. Conversion of main restaurant area into 1no. one-bedroom flat and 1no. studio flat with rear store to be used for cycle storage.
Case Officer:	Marie O'Keeffe

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 application, the outlook from the rear flat is poor and only looks onto a very small patio area. The bedroom is an inner room that can only be accessed through the kitchen/living area and there is a commercial extract duct located next to the access door.
The windows for the studio flat open directly onto a commercial parade of shops and so there are issues with security and privacy.
The 'existing' first floor flat does not have a kitchen - presumably this shared the restaurant kitchen, which is unacceptable, and similar arrangements could not take place with a takeaway

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.