From: planning@adur-worthing.gov.uk
Sent: 21 August 2023 10:16
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1077/23

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 21/08/2023 10:16 AM from Mr Private Sector Housing (private.sectorhousing@adur-worthing.gov.uk) on behalf of Environmental Health Private Sector Housing.

Application Summary

Reference:	AWDM/1077/23
Address:	378 Brighton Road Shoreham-by-sea West Sussex BN43 6RE
Proposal:	Divide the existing office into a smaller office and one person dwelling of 37msq. To enclose part of the court yard for the flat. Create a new access for the flat into the exsting rear court yard. Also to install a skylight for the bedroom.
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, there is absolutely no outlook from the bedroom and little opportunity for through ventilation, as well as being overlooked fromthe flat above
The outlook from the main living area is also poor opening into a small courtyard garden next to the bin area for the property

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