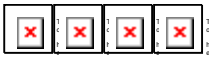
From: Marie O'Keeffe
Sent: 28 March 2019 08:57
To: Marie O'Keeffe
Subject: Fwd: AWDM/0351/19 Trotters Hillbarn Avenue Sompting Lancing West Sussex BN15 0LR

---------- Forwarded message ---------
From: **Bruce Reynolds** <bruce.reynolds@adur-worthing.gov.uk>
Date: Wed, 27 Mar 2019 at 14:15
Subject: AWDM/0351/19 Trotters Hillbarn Avenue Sompting Lancing West Sussex BN15 0LR
To: Planning - <planning@adur-worthing.gov.uk>
Cc: Marie O'Keeffe <marie.o'keeffe@adur-worthing.gov.uk>

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. 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.

Bruce Reynolds
Private Sector Housing Manager, Adur & Worthing Councils
Phone: 01273 263098
Email: bruce.reynolds@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk/adur-homes
Address: Housing, Usually east wing, first floor
Portland House



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Marie O'Keeffe
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