

From: Cassy Foster <Cassy.Foster@midsussex.gov.uk>
Sent: 09 January 2025 10:59:13 UTC+00:00
To: "enquiries@wsa.co.uk" <enquiries@wsa.co.uk>
Cc: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/24/2409 - Planning consultation - Slaugham Garden Nursery, Staplefield Road, Slaugham - SR/25/0070

Dear Mr Copping

Housing Act 2004

DM/24/2409

Slaugham Garden Nursery, Staplefield Road, Slaugham.

Description: Proposed conversion of barn to residential use to create 1 x 2 bed dwelling. Removal of existing hardstand and landscaping.

I have been informed that you have applied for planning permission to carry out alterations to the above mentioned premises. I have examined your plans with respect to Housing Standards. Based on the plans submitted the following comments are made with specific reference to compliance with Housing Standards legislation. Please note that this may differ from planning legislation, but respective minimum standards must be followed.

To prevent future enforcement action under Environmental Health legislation the developer must ensure that all bedrooms in the proposed development meet the following minimum room sizes:

Comments:

Room sizes:

To prevent future enforcement action under Environmental Health legislation the developer must ensure that all bedrooms in the proposed development meet the following minimum room sizes:

- Single Bedroom: Minimum size 6.5 square metres
- Double Bedroom Minimum size 10 square metres

Please note that specific requirements in the Technical Housing Standards – Nationally described space standard used by planning departments.

Advice Note for Building Control and Planning Applicants regarding the Housing Health and Safety Rating System.

The Housing Health and Safety Rating system (HHSRS) was introduced in July 2006 and is used by Environmental Health Officers in Council's Private Sector Housing departments to assess the condition of residential dwellings. The HHSRS replaced the historic Fitness Standard and disrepair. HHSRS evaluates potential risks to health and safety from any deficiencies identified in dwellings – it is not a standard.

Residential new build dwellings and conversions can fall foul of the HHSRS despite meeting Building Control and planning requirements. This situation usually arises if the dwelling is subsequently let and the tenant complains about a particular issue.

Unfortunately there is not a guide to 'designing to conform to the HHSRS', however you may be interested in looking at the HHSRS Operating Guidance which contains notes on the perceived optimum standard derived from the British Standards or Building Regulations Approved Documents.

Operating guidance for HHSRS:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/15810/142631.pdf

Means of Escape:

-

- Suitable and sufficient fire protection and means of escape must be provided including fire doors and interlinked fire alarm systems where appropriate. Access should be avoided via high risk rooms such as kitchens.
- Suitable interlinked fire alarm systems installed in kitchens and living areas and hallways. Ensure fire separation between separate dwellings is provided. Liaison with Building Control is recommended to ensure correct fire alarm system is installed for this particular mixed use of building.
- Escape routes should avoid travel through high risk rooms, namely, bedrooms accessing out of the accommodation past open plan kitchens. Ensure rear escape route is to the open and not to an enclosed area so as to not cause entrapment. The means of escape must be a protected route.
- Amenities areas can be a fire risk due to use and function as an outside area. Ensure that there is adequate early fire warning and fire resistant fabrics used within these areas to reduce the risk of fire spread.

Heating :

- The system shall be capable of maintaining the following internal temperatures when the external temperature is -1degrees C
- Living room and dining room 21degrees C
- Bathroom 22degrees C
- Elsewhere 18degrees C
- All storage heaters shall have automatic charge control and thermostatically controlled damper outlet. Living rooms to be provided with a fan assisted combination storage heater with thermostatically controlled top up convector heater.

- Gas Central heating systems should satisfy the design and installation requirements of British Standard 5449: 1990 in accordance with Part L of the current Building Regulations (as amended).

Ventilation

- All kitchen/living areas must be provided with open-able windows of a suitable size to ensure sufficient ventilation without causing excessive draughts.

Lighting

- Provision of adequate natural lighting via windows to kitchen, bedroom and living rooms to provide adequate natural lighting. BS8206 Code of practice Parts 1 & 2.
- There should be sufficient natural light during daylight hours to enable normal domestic tasks to be carried out without eyestrain.

Kind regards

Cassy

Cassy Foster BSc MCIEH REHP
Senior Environmental Health Officer
Mid Sussex District Council
Environmental Health
Tel: 01444 477583
Mobile 0759 0804562

cassy.foster@midsussex.gov.uk

Tuesday, Thursday, 8:00am to 1:00pm.

Wednesday, Friday 8.45 – 17.15pm

I do not work Mondays.

www.midsussex.gov.uk



The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.