

From: Cassy Foster <Cassy.Foster@midsussex.gov.uk>
Sent: 22 May 2025 11:56:57 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: DM/25/1266 - 11 Franklynn Road, Haywards Heath. RH16 4DG - Internal consultation

Good morning

Housing Act 2004

Re: DM/25/1266

11 Franklynn Road, Haywards Heath. RH16 4DG

Property is currently a licensed HMO and the license will be renewed in November 2025. Where plans will be changed to include Room 7.

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.

Description: Change of use from small HMO (C4) (currently 6 sharers) to Large HMO (Sui Generis) (7 Sharers)

Comments:

Rooms 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:

1. Single bedroom: minimum size 6.5 square metres
2. Double bedroom minimum size 10 square metres

Please note specific requirements in the Technical Housing Standards – Nationally described space standard used by Planning Departments.

Means of escape

1. Means of escape in case of fire. Provision of 30 Minute fire doors to kitchen and living areas.
2. Interlinked early fire alarm system to whole building with a 30 minute warning system.
3. Suitable and sufficient fire protection and means of escape must be provided including fire doors and interlinked fire alarm systems where appropriate. Escape

routes should avoid travel through high risk rooms, namely, bedrooms accessing out of the accommodation past open plan kitchens.

Heating :

4. The system shall be capable of maintaining the following internal temperatures when the external temperature is -1degrees C.
5. Living room and dining room 21degrees C.
6. Bathroom 22degrees C.
7. Elsewhere 18degrees C.
8. 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.
9. 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

10. All kitchen/living areas must be provided with open-able windows of a suitable size to ensure sufficient ventilation without causing excessive draughts.
11. All habitable rooms must have a window to provide natural ventilation. Allow for natural ventilation 1/20th of the floor area of each habitable room.

Lighting

12. 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. Also BRE guidance on Natural Lighting.
13. There should be sufficient natural light during daylight hours to enable normal domestic tasks to be carried out without eyestrain.

Security

14. Ensure that the kitchen door to the back Room 5 is a fire door and is also secure from entrance from other residents for privacy etc.,

Kind regards

Please note that my last day at Mid Sussex District Council will be Friday 27th June.

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.

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