

**From:** Cassy Foster <Cassy.Foster@midsussex.gov.uk>  
**Sent:** 29 May 2025 11:50:15 UTC+01:00  
**To:** "Anna Tidey" <anna.tidey@midsussex.gov.uk>  
**Subject:** DM/25/1171 - 28 Allen Road Haywards Heath - SR/25/1780.

Good morning Anna

## **Housing Act 2004**

**Re: DM/25/1171 – Internal consultation.  
28 Allen Road, Haywards Heath. RH16 3PT**

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: Existing garage to be converted into living accommodation.  
Please ensure that the garage conversion is ancillary to the main house and conditions are placed upon planning approval to not allow this self-contained property to be let on the private sector market.**

### **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
3. Minimum space standard for a double bedsit with kitchen facilities within the room is 15 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.

#### **Heating :**

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

8. All kitchen/living areas must be provided with open-able windows of a suitable size to ensure sufficient ventilation without causing excessive draughts.
9. All habitable rooms must have a window to provide natural ventilation. Allow for natural ventilation 1/20<sup>th</sup> of the floor area of each habitable room.
10. Provision of a window to the conversion to allow draught free ventilation.

### **Lighting**

11. 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.
12. There should be sufficient natural light during daylight hours to enable normal domestic tasks to be carried out without eyestrain.

Kind regards

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

**Cassy**

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