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Sent: 19 November 2024 11:31:30 UTC+00:00
To: "sdr_designs@hotmail.com" <sdr_designs@hotmail.com>
Cc: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Subject: DM/24/2612 - Oakview, 16a Quadrant, Keymer, Hassocks. BN6 8BP -

Good morning

Housing Act 2004

DM/24/2612

Oakview, 16a Quadrant, Keymer, Hassocks. BN6 8BP

Description: Retrospective conversion/change of use of existing double garage to form one bedroom detached dwelling.

With reference to the above planning application please note the following considerations.

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.

Means of Escape:

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- 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.

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

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

Wednesday, Friday 8.45 – 17.15pm

I do not work Mondays.

www.midsussex.gov.uk



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DISTRICT COUNCIL



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