MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No DC/26/1173 Case Officer: Hannah Darley
Address: 60 Park Street, Horsham. West Sussex. RH12 1BX
Proposal: Conversion of existing dwelling into 2no. flats and erection of a single storey rear extension with associated alterations

Date comments required by: 16/11/26
Details of the application can be viewed at
https://www.horsham.gov.uk/planning/planningapplications/view-and-comment-on-planning-applications

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Planning History:

Comments of Case Officer:

Specific areas that PHLO are asked to comment on:

Initial view of Case Officer:

PHLO Comments: 03/11/26

The Environmental Health Department would like to offer the following comments on the above

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.

Rooms sizes

1. Single bedroom: minimum size 6.5 square metres
2. Double bedroom minimum size 10 square metres Referral to the https://www.gov.uk/government/publications/technical-housing-standards
3. Also, consideration for storage/built in.
4. Ensure the living space which includes the kitchen area has adequate wall space and rotation space for individuals.

- The proposed flats should comply with the Nationally Described Space Standard (NDSS) which set minimum gross internal floor areas.
- 1-bed, 1-person flat: Minimum 37 sq m (with a shower)

- 1-bed, 2-person flat: Minimum 50 sq m
- 2-bed, 3-person flat: Minimum 61 sq m
- 2-bed, 4-person flat: Minimum 70 sq m

These sizes include circulation space, kitchens, and storage.

Means of escape

5. Means of escape in case of fire. 30 Minute fire doors to kitchen and living areas
6. Suitable interlinked fire alarm systems installed in kitchens and living areas and hallways of all flats. Interlink early fire alarm system for the whole building.

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

7. All kitchen/living areas must be provided with open-able windows of a suitable size to ensure sufficient ventilation without causing excessive draughts. Provision for openable windows at all hours of the day and night to provide purge ventilation at least 1/20th of the floor area. BS 5925:1991.

Lighting

8. Provision of adequate natural lighting via windows to kitchen, bedroom and living rooms to provide adequate natural lighting. Adequate natural lighting to prevent eye strain in undertaking tasks without artificial light. BS8206 Code of practice Parts 1 & 2. Also, BRE 209 guidance on Natural Lighting.

Domestic Hygiene, Pests and Refuse.

9.Provision for refuse storage and collection.

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