



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	82 Bedford Road Horsham West Sussex RH13 5BH
DESCRIPTION:	Erection of a single storey rear extension
REFERENCE:	DC/26/0616
RECOMMENDATION:	Modification
SUMMARY OF COMMENTS & RECOMMENDATION: The fire escape route indicated by this plan is not safe, so a modification of the plan is required.	

MAIN COMMENTS:

The routes of escape in case of fire from the newly created rear bedrooms in the proposed extensions are to the rear and through the house to the front door. The safest and preferred means of escape through the house would be via a corridor separate to the kitchen (which would have fire doors), which was on a previous plan, and would still allow the kitchen to be large enough to meet the standard for licensing. In the event of a fire at the rear of a house, residents tend to use the route they use in normal life so a separate corridor instead of a route through the highest risk room, the kitchen, would be preferred.

If the applicant wishes to keep the proposed layout as shown in the plan, there is no door at the rear of the kitchen so a fire starting in this high-risk room would rapidly spread to the rear bedrooms. The plans must be modified to include 30-minute fire rated doors with visual panels at both front and rear of the kitchen so that residents can check whether their escape route is clear before opening the doors. In addition, both rear ground floor bedrooms must have roller catches on their doors to permit a fast escape in the event of fire.

A safe escape route to the rear must also be provided and maintained, with a paved (or similar) continuous surface with emergency lighting, must be kept clear of obstruction and any gate must not have a key code or other restriction on use so that the occupants can open it without delay.

Other fire safety measures, such as fire-rated doors, fire alarm systems and equipment will be dealt with as part of the licensing required for this HMO.

We have consulted with the Fire Safety Officer for WSFRS and they agreed with the preferred modification and the alternative as being the minimum standard required.

ANY RECOMMENDED CONDITIONS:

When the plan has been modified to comply with these requirements a simple condition requiring compliance with the plans can be used.

NAME:	Penny Marsh
DEPARTMENT:	Environmental Health and Licensing
DATE:	4 th June 2026