

MEMORANDUM

To : Environmental Health - Housing
: _ehtsSAPEHHousing@herefordshire.gov.uk

From : Planning Services, Plough Lane Offices – H26

Tel : My Ref : 212950

Date : 18 August 2021

APPLICATION NO & SITE ADDRESS: Planning Consultation - 212950 - The Cart Shed (Barn C) Upper Grove Farm, Moraston Lane, Sellack, Ross on Wye, Herefordshire HR9 6LZ

APPLICATION TYPE: Planning Permission

DESCRIPTION: Proposed change of use and conversion of a redundant farm building to one detached domestic dwelling.

GRID REFERENCE: OS 355713, 225902

APPLICANT: Mr Paul Rimmer

WEBSITE: www.herefordshire.gov.uk/searchplanningapplications

Please note: Due the high caseloads currently being held by officers we are currently allocating new applications to officers on a capacity basis. This application is currently in a holding pile awaiting the allocation of an officer. Please respond as usual either through Civica App using case officer code AWA 'Awaiting Allocation', or if your responses are usually emailed then send your responses to planning_enquiries@herefordshire.gov.uk

The planning application described above has been received by Herefordshire Council. The application plans and supporting documents can be viewed, normally within 24 hours, by entering the application number using the link above.

If you have any comments to make please let me have them by **09/09/2021**. If you do not respond by this date it will be assumed that you have no comments to make.

Any comments or queries should be directed to planning_enquiries@herefordshire.gov.uk.

The following remarks are made on behalf of EH Housing in respect of the above app:

- The proposed plans should include for a fire escape windows from all bedrooms, if the only internal escape route in the event of fire is through a risk room i.e. kitchen, utility, living or dining room. If there is more than a 4.5 meter drop from bedroom windows (e.g. from the third floor), then an alternative layout should be provided so that persons can exit the property from the bedroom without the need to go through a risk room.
 - In addition, an appropriate automatic fire detection system complying with BS5839:2013 should be fitted to cover the whole development including common areas and leisure facilities.
 - If the property is in a Radon affected area, suitable mitigation measures should be put in place.
 - There should be sufficient, secure ventilation to the outside air from all living/dining and bedrooms as well as internal bathrooms.
 - If the property is an HMO it should comply with all aspects of the Councils Amenity standards
- There are no points in relation to this specific property.

NAME: Andy Ferguson

JOB TITLE: Technical Officer, (Housing).

COMPANY:EH&TS

DATE RETURNED: 19/08/2021

Yours faithfully,

TECHNICAL SUPPORT OFFICER

All personal data held is processed in accordance with data protection law. For further information please see our website

https://www.herefordshire.gov.uk/info/200142/planning_services/62/apply_for_planning_permission/3