

MEMORANDUM

To : Planning Services, Plough Lane Offices – H26
From : Sarah Osborne – Principal Environmental Health Officer
Tel : 01432 260000 Your Ref : 232984
Date : 2023/10/2023 My ref ;
390919

APPLICATION NO & SITE ADDRESS: Planning Consultation - 232984 - Werndee Barn, Treago, St Weonards, Herefordshire,
APPLICATION TYPE: Planning Permission
DESCRIPTION: Proposed conversion of an existing barn to form a dwelling.
GRID REFERENCE: OS 348179, 222950
APPLICANT: Mr & Mrs Evans
WEBSITE: www.herefordshire.gov.uk/searchplanningapplications

HOUSING ACT 2004

The comments below from the Environmental Health Housing team are informative. They are to assist the applicant, and to save time and money should the application go ahead. They are provided to assist any future occupants of this property, including the housing landlords, and to prevent complaints to the Environmental Health Housing team, who enforce the housing Act 2004, and other Acts of Parliament in relation to domestic premises. We inspect against 29 Hazards, and all of these premises should be free of Category 1 Hazards, under Part 1 of the Act.

Comments:

1. Damp and Mould Growth (Hazard 1)

All bedrooms and living/dining rooms/kitchens need to have accessible, openable windows in addition to any doors in order to allow for sufficient ventilation to the outside air. Extraction systems in kitchens and bathrooms in this application must be suitable and sufficient to prevent build up of black mould.

2. Excess cold (Hazard 2)

There are no details of the heating system in this application. The heating system must be suitable, sufficient and EFFICIENT (cost effective for the occupant) to run.

The applicant must provide a fixed form of affordable and controllable space heating to all rooms including bedrooms, bathrooms and kitchen/living rooms that is capable of achieving a room temperature of 21°C within one hour of being turned on when the air temperature outside is -1°C. Central heating is the preferred option, however an electric heater or a balanced flue gas heater or open flue gas fire with oxygen depletion cut off

device are also acceptable. Electrical appliances must have a dedicated socket. Heating should be available at all times and be under the control of the occupier.

3. Fire safety/travel times to exit the property (Hazard 24)

The buildings will have to comply with the fire safety requirements of the Housing Act 2004. An appropriate automatic fire detection system complying with BS5839:2021 should be fitted in the dwelling. The proposed plans should include for a fire escape window 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 metre drop from bedroom windows, 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.

4. Herefordshire Council Amenity and Facility Standards

If the property becomes a House in Multiple Occupation (HMO) then the applicant **must** comply with all aspects of Herefordshire Council's Amenity and Facility Standards. The standards can be found using the following link.

https://www.herefordshire.gov.uk/download/downloads/id/2075/amenity_and_facility_standards.pdf

**SARAH OSBORNE
PRINCIPAL ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL HEALTH & TRADING STANDARDS**