

ADVOCO PLANNING

DATE
17.04.2014

TO
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

SUBJECT

Application under s.73A at Former
St. Michaels and all Angels Church,
West Meads, PO21 5RN to
accommodate internal layout changes

Dear Sir/Madam

Following the recent refusal of application AW/340/13/ please find enclosed a revised application which once again seeks approval for a revised internal layout.

The following table summarises the proposals against the original and recently refused applications.

	Originally approved AW/295/10	Recently Refused AW/340/13/	Now Proposed
1 bed	2	0	2
2 bed	4	2	4
3 bed	4	4	4
4 bed	0	4	0
Total Beds	22	32	22

It is clear from the above table that the number of bedrooms does not increase. Accordingly, there can be no suggestion of overdevelopment. In addition, the only change to the development is to remodel the upper floor rooms to suit the previously amended and approved elevations, and to add an additional en-suite to each of the 2 and 3 bed units. Given this change, any concerns relating to bedroom size against the emerging and un-adopted internal space standards must be diminished and an enhancement over the originally approved layouts.

In light of the above, and the reasons for refusal given for the last similar application, I contend that all concerns have now been addressed and look forward to a prompt and favourable determination of this application in due course.

Yours Faithfully

Richard Goodall
Director