

From: Simon Davis

Sent: 01 February 2019 11:07

To: [REDACTED]

Cc: [REDACTED]

Subject: BR/215/18/PL 75 Highfield Road

Dear Nick,

I have now discussed this with senior officers. We consider the changes you have made to be a positive. However, we still have concerns and are unable to recommend the application for approval. The concerns are twofold:

1. Although WSCC have not objected and it is accepted that the site is sustainably located such that a reduced parking provision would be acceptable, we consider that the low ratio of off-street parking to the number of flats coupled with the existing high demand for parking on Highfield Road will result in harm to the amenity of residents. This will be harm in the sense of increased conflict/competition for spaces and/or having to park further away from the person's house. WSCC state that we as the planning authority are allowed to consider amenity impacts such as this.
2. Internal space standards. Please see table below.

Flat	No. Bedrooms	No. Persons	Requirement m2	Proposed m2 (using your measurements)	Complies?
1	2	3	61	52	N
2	2	4	70	68	N but an acceptable shortfall
3	2	3	61	55	N
4	2	4	70	65	N
5	1	2	50	50	Y
6	1	2	50	39	N

ALP policy D DM2 does allow for some flexibility with conversions and also states that the national space standards are there for guidance only. However, you are failing to get even close to the suggested internal areas on 4 out of the 6 flats.

Our recommendation will therefore be to refuse. You could amend the scheme further to reduce the number of flats (to say 3 or 4 in total) which may resolve our concerns about parking and also ensure compliance with the space standards. However, if you want to go down this route, we would request that the current application be withdrawn and a new one submitted.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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