

[REDACTED]

From: Simon Davis
Sent: 05 February 2019 17:17
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Highfield Rd BR/215/18/PL

Dear Nick,

Thank you for this. I will accept the plan and change it on our system.

However, I have discussed this with our Group Head of Planning and although the national space standards do state that "Furnished layouts are not required to demonstrate compliance", we do not agree that this should be applied across the board and therefore, regardless of how the accommodation layout is shown (i.e. bed or desk), we should calculate the area requirements by size of room.

The standards say that a double is at least 11.5m² and a single at least 7.5m². I have therefore recalculated the requirements based on the size of the rooms and this means that now only 2 of the flats do not comply (see new table below). Clearly the two that do not comply are those that you suggest will be studies but we need to ensure that if the owner/occupier uses them as bedrooms then there is sufficient space elsewhere for their needs. We would be happy to defend this position on appeal.

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

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

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: [REDACTED]
Sent: 04 February 2019 12:04
To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: [REDACTED]

Subject: Highfield Rd

Hi Simon

Many thanks for your time on Friday. As discussed please find attached revised plans indicating we have met minimum space standard requirements as annotated with the transference of single bedrooms to studies.

Many thanks

Nick

--

Nick Hopper Dipl.Arch

RIBA Assoc Mem

ADS - Architectural Design Services

[REDACTED]