

[REDACTED]

From: Simon Davis
Sent: 02 November 2021 16:51
To: Planning Scanning
Subject: FW: BR/222/21/PL Vincent House

[REDACTED]

From: Simon Davis
Sent: 02 November 2021 16:50
To: 'Nick Hopper' [REDACTED]
Subject: Re: BR/222/21/PL Vincent House

Dear Nock,

Further to my last message, I have been writing the report up today and I noticed that the proposed flats do not accord with the space standards requirements. Extract from my draft report for your information:

The required internal space standard for the 1 bed flat is 50m² and for the 2 bed flat is 70m². Neither of the flats comply with the requirements with 41m² for the 1 bed flat and 63.5m² for the 2 bed flat. The application plans suggest that the 2 bed flat should be considered as a 2 bed, 3 person unit thus only requiring 61m² however, the space standards state that a double or twin bedroom has a floor area of at least 11.5m². Given that both bedrooms are at least 11.5m², it is appropriate to assess the 2 bed flat as a 4 person dwelling. On this basis, neither flat provides an appropriate size of living accommodation. Whilst policy D DM2 does allow for flexibility with building conversions, the shortfall in both cases is significant and this would result in harm to the amenity of future residents in conflict with policy D DM2 and the good design principles in the NPPF.

I have also spotted some inconsistencies with the drawings in that there are more roof lights shown on the second floor plan than are shown in the elevations. These would need to be resolved and any drawing changes may require further publicity as they affect neighbours.

As the Ctte deadline is this week, I cannot get this on the November agenda and we cannot allow this to be delayed until the next Meeting (which is on 04/01/22). Therefore, I am proposing to refuse the application. I write to ask whether you instead wish to withdraw? Please let me know by 5pm this Friday as otherwise I will put the decision through for refusal.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place
[REDACTED]



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