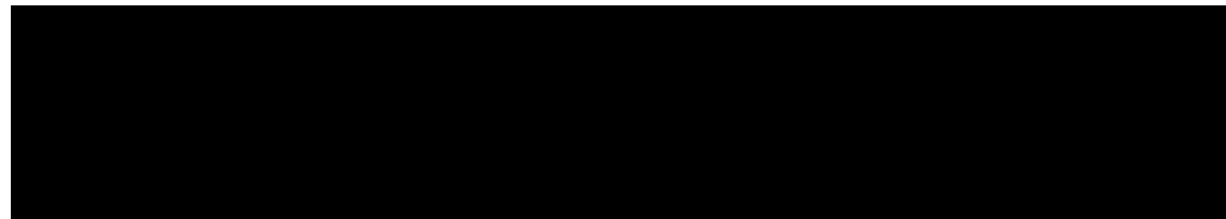


BR/86/20/PL

Hi Planning Responses,

Please could the below email correspondence be uploaded to the above application file please?

Kindest regards,



Hi James

The revised proposal for Room 38 appears to be acceptable, thank you.

I know that I mentioned room sizes in my initial response, but a colleague has pointed out that when viewing the plans showing the bed size in relation to the useable space in the second floor bedrooms, the applicant should ensure that the correct room sizes are available as follows:

- Room sizes should meet the minimum standards for houses in multiple occupation
- The floor to ceiling height must be at least 2.1 metres from floor to ceiling over at least 50% of the floor area when measured at a height of 1.5metres from the floor and provide sufficient useable space.

- Note with regards to room sizes where cooking facilities are sited within bedsits:

10.2 sqm* – suitable for 1 person

15 sqm* - suitable for 2 persons

*measured from a 1.5 metre plane. Any area of the room with a ceiling height less than 1.5 metres is not counted and the ceiling height over at least 50% of the floor area must be at least 2.1 metres. This is detailed in the HMO Standards, but in view of my colleagues comments, I felt I should make it clear in case of any discrepancy.

Best regards

Martin

Please note that during the current Coronavirus pandemic and contingency measures being implemented including working remotely there may be limited access to incoming and outgoing mail, so if possible please send all correspondence via e-mail. Please also note that to protect staff and customers from unnecessary potential exposure, apart from essential urgent emergency situations, property inspections and site visits are unable to be undertaken at this time.

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



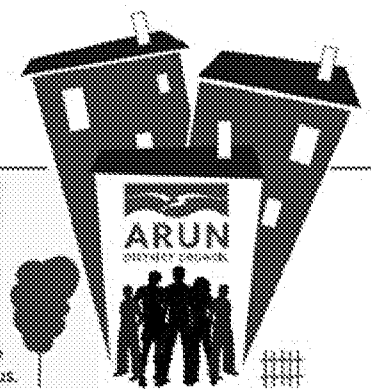
Save the environment - think before you print.

**It is a criminal
offence to operate
a licensable HMO
without a licence**

Landlords must apply for a mandatory HMO licence if their property is occupied by five or more people in two or more households regardless of the number of storeys.

If you own/manage a house in multiple occupation subject to the new legislation and require more information please visit www.arun.gov.uk/hmo

If you suspect an HMO is operating without a licence, or are concerned about the standards of an HMO, please contact us.



Hi Martin,

Please see attached plans including a new dormer window to Room 38. Could you let me know whether this would be suitable in HMO terms?

Kindest regards,

James Cross Bsc (Hons) MSc Lcgl TP. MRTPI
Strategic Development Sites Project Officer



Dear James

I have attached to this e-mail a drawing showing some additional elevations and a dormer window inserted into the roof space at the rear of Room 38 in place of what were previously two proposed velux rooflights. This dormer window will look directly towards the existing car park lying to the rear of Bickleys Court, with the view obtained by the resident not impeded by any other buildings on the application site. In this way, the dormer window is positioned centrally within the bedsit, providing natural light, adequate ventilation and importantly a view. Could you please advise me whether the details shown in the attached drawings are acceptable to you and your HMO officer, and I shall then send these amended drawings to you through the planning portal.

A further point has arisen requiring clarification. In your e-mail to this practice on 23rd April 2020 timed at 1459, you stated *"the development will incur a contribution calculated on the basis of 1 no. additional dwelling."* and in my own e-mail in response of 24th April 2020 timed at 13.53 I stated *"The Habitats Regulation Assessment on the Arun Local Plan prior to its formal adoption has been undertaken, and a Unilateral Undertaking to which you have drawn my attention is to be provided to your Authority along with £871 as part of compensatory measures, along with £200 fee payable to your Authority for checking the same undertaking."*

The figure of £871 is not stated to be per bedsit, and I would be surprised if it was, given that firstly a bedsit is not a dwelling, having regard to the High Court case Gravesham BC v Secretary of State for the Environment (1982) 47 P & CR 142 in which for a dwelling to exist it must have all the accoutrements for everyday living. Indeed, a scheme of the nature which forms the subject of the current application is as we both know, a sui generis use, and not a C3 use. Secondly, the lawful use of the site is as a 32 bed C2 care home, and it would be surprising if the lawful use of the site were not taken into account in any contribution surrounding compensatory measures relating to Pagham Harbour since the residents of the care home would in any event, and I would argue be more likely, to attend Pagham Harbour that the occupants of the proposed bedsit accommodation. I say this as on average only 50% of the occupants have access to a vehicle and Gatwick Bedsits occupational requirements prevent residents having pets, so there would be no need to visit Pagham Harbour for recreational purposes to exercise their pets. Indeed, it more likely that an organised outing to Pagham Harbour would have occurred with a Class C2 care home than would arise from 38 separate bedsits, whose residents are of a widely differing age group, i.e. the purpose of the compensatory measures is to ensure that where an increase in residents arises as a result of the proposed development, it is the increase when seen in accordance with the lawful use, which is important when assessing the impact on the Pagham Harbour RAMSAR site SAC, SSSI and Local Nature Reserve. This is why Mid Sussex DC do not request a contribution

towards the Ashdown Forest SAC/SPA in circumstances where the proposal involves a replacement of one dwelling by another.

Could you please clarify the amount required for the compensatory measures.

Kind regards

Tim North

Tim North MSc BSc(Hons) DipTP MRTPI
Managing Director



Tim North
& Associates
Limited

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