

Zac Denton

From: Jacqui Narvaez-Jimenez [REDACTED]
Sent: 17 November 2018 15:19
To: Zac Denton
Subject: LU/235/18/PL

Dear Mr Denton

Further to the latest comments on the application, please find below an email regarding the number of persons/room criteria explained to me by Mr Melgar. I have provided an extending table that can seat 12 people, plus I have two bar stools. Not that I wish to cram in too many people, but you will see that I have provided adequate facilities to accommodate the doubles if necessary, ie, 14, so perhaps you could bear that in mind if there are any queries?

Many thanks

Kind regards

Jacqui N-J

Sent from my iPad

Begin forwarded message:

From: Christian Melgar [REDACTED]
Date: 19 July 2018 at 16:23:45 BST
To: 'Jacqui Narvaez-Jimenez' [REDACTED]
Subject: RE: 36 Pier Road, Littlehampton

Dear Jacqui

"I forgot to ask, on the subject of PAT testing, I thought appliances that were new out of the box don't need testing until they are one year old?"

Yes, that is correct. New equipment under a year old doesn't need a PAT test, but we would want to see the purchase receipt/proof of purchase.

"I have a query regarding dining arrangements. When I lived at the guest house we used four high stools at the island unit in the kitchen, can these be counted as seating? Alternatively can I put a breakfast bar that folds flat on the wall to the right of the washing machines with stools for extra seating? Or both for variety? Albeit I very much doubt that everyone will eat together at once. I thought in HMOs people usually cook & retire to their own rooms to eat? However, regs are regs, so I must comply."

As long as there is sufficient seating and dining space for the number of occupants then it is likely that a couple of bar stools at the island unit would be countable, but I don't think it would be appropriate if this was the only seating/dining space available or the main provision for dining. If the island was removed I guess there may be enough room for a decent-sized table and sufficient chairs, but you would lose out on storage space and worktop area.

"Please will you confirm which rooms would qualify for double occupancy if there were adequate dining arrangements? Not that I'm interested in taking doubles particularly, nine people under one roof is sufficient I think, I'm just curious."

Rooms 1, 3, 6, and 10 could potentially be used as doubles for married/co-habiting couples but the dining area size would limit them to one occupant each, so unless you can provide additional suitable dining space (additional tables and chairs not just bar stools) you would be limited to singles.

I think it is important not to try to pack the property as much as possible, which although may be tempting in some respects does alter the intended layout and use which is likely to require a tougher stance on items such as dining facilities, bathrooms, room sizes, etc. Ten bedrooms/people is in my opinion quite sufficient.

Kind regards

Christian

