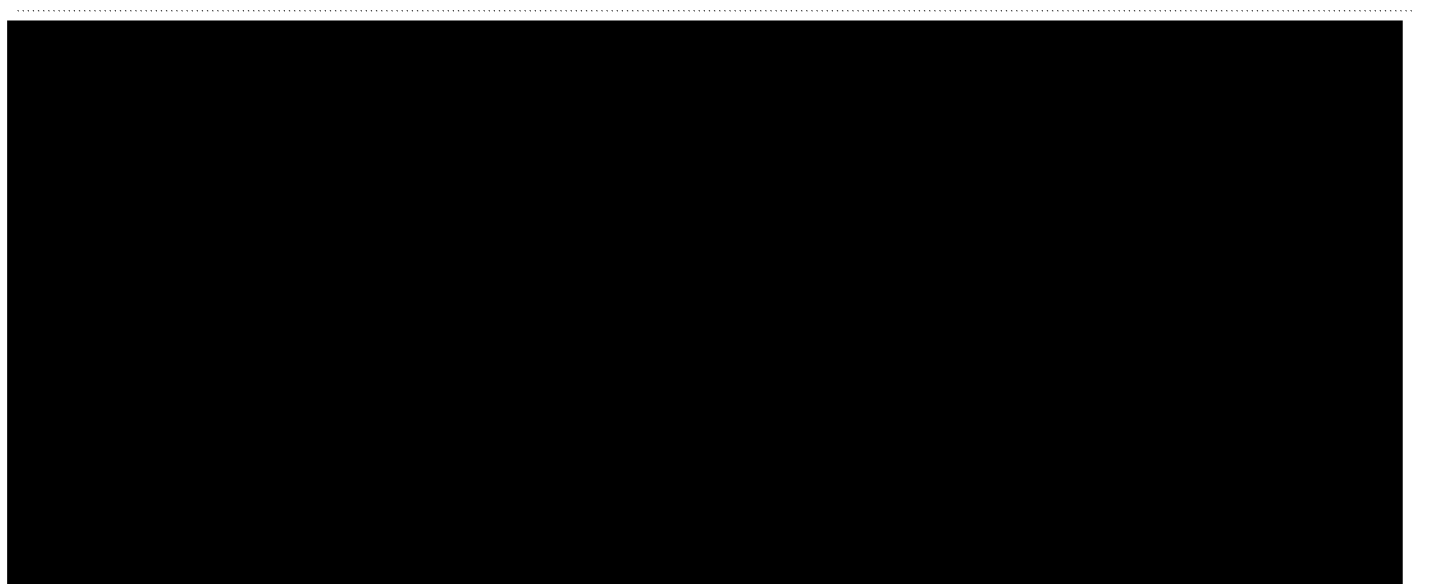






From: Juliet Harris [REDACTED]

Sent: 07 December 2021 16:14

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: LU/252/21/PL - 6 Selbourne Place, Change from current 8 bedroom large house in multiple occupation (sui generis) to a 9 bedroom large house in multiple occupation (sui generis).

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Dear Anita

The Town Councils Planning and Transportation Committee reviewed this application at their meeting yesterday evening and decided to maintain their objection to these proposals. I have detailed below the appropriate minute:

Extract Minutes of a Meeting of the Planning and Transportation Committee
held in The New Millennium Chamber, The Manor House, Church Street, Littlehampton BN17
5EW on **Monday 6 December 2021 at 6.30pm**

87.2. Planning Application LU/252/21/PL – 6 Selbourne Place, Littlehampton

The Committee was requested to review its response to this application in light of the comments from the District Council's Houses in Multiple Occupation (HMO) Officer (previously circulated). In his response to the application, he had highlighted that whilst the accommodation did meet the minimum standards, it was still lacking in other aspects, namely bathroom provision and windows. It also showed that whilst planning could be approved, this did not guarantee that an HMO license would be granted. This emphasised the importance of engagement in the licensing process for Members of the Committee and it was agreed that this be raised with the District Council. Overall, Members still had significant concerns about the provision in relation to bathrooms and windows and the Committee therefore **RESOLVED** to:

Maintain its objection to the application and that the comments set out in Minute 87.2. above be forwarded to the District Council.

Kind regards

Juliet

Juliet Harris
Assistant Town Clerk
Littlehampton Town Council



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 23 November 2021 09:13

To: Juliet Harris [REDACTED]

Subject: RE: LU/252/21/PL - 6 Selbourne Place, Change from current 8 bedroom large house in multiple occupation (sui generis) to a 9 bedroom large house in multiple occupation (sui generis).

Dear Juliet,
That will be brilliant,
Thank you.
Regards
Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Juliet Harris [REDACTED]

Sent: 22 November 2021 13:48

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: FW: LU/252/21/PL - 6 Selbourne Place, Change from current 8 bedroom large house in multiple occupation (sui generis) to a 9 bedroom large house in multiple occupation (sui generis).

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Dear Anita

I note the comments that have been posted by the HMO Officer on the portal. Our next Committee is Monday 6th December and I would confirm our response the following day. Let me know if that is in order and I will agenda this item for the meeting (we dispatch next Tuesday). Let me know and I will take forward.

Kind regards
Juliet

Juliet Harris
Assistant Town Clerk
Littlehampton Town Council



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 19 November 2021 15:22

To: LTC [REDACTED]

Subject: LU/252/21/PL - 6 Selborne Place, Change from current 8 bedroom large house in multiple occupation (sui generis) to a 9 bedroom large house in multiple occupation (sui generis).

Dear Mr Herbert,

I note the Town Council comments made in relation to the above planning application on 20-09-2021 which stated: 'These proposals were considered by the Town Council's Planning and Transportation Committee at the meeting on Monday 13th September 2021. The Town Council objects to this application on the grounds that the proposal fails to conform to the District Council's HMO Space Standards in respect of the size of the kitchen. The Standards specify that a kitchen in a property with a potential capacity of 13 residents should be 19.5m². The kitchen is 14.5m² and therefore deficient.'

The Environmental Health officer has subsequently provided the following consultation response:

With regards to the kitchen size, this would meet the minimum standards required based on a 9-bed HMO. The kitchen size referred to by the Town Council is in relation to a kitchen/diner (a kitchen which is large enough to accommodate dining facilities when there is no separate communal dining facilities available), however the property benefits from a large living room (31.2m²) which could provide separate dining facilities. Therefore, the minimum kitchen size required for 9 occupants is 13m², which this kitchen meets.

On this basis do you wish to maintain your objection? What will be your timeframe for re-consideration and an updated response?

Regards

Anita Gardner

Anita Gardner

Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



<http://www.arun.gov.uk>

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