

ARUN DISTRICT COUNCIL

22 MAY 2018

RECEIVED

124 Arundel Road
Littlehampton
West Sussex
BN17 7DW

Assistant Director of Planning and Economic Regeneration,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex,
BN17 5LF

21st May 2018

Dear Sir/Madam

Planning Reference: LU/92/18/PL

Description: Studio apartment with roof extension & bin store & cycle store.

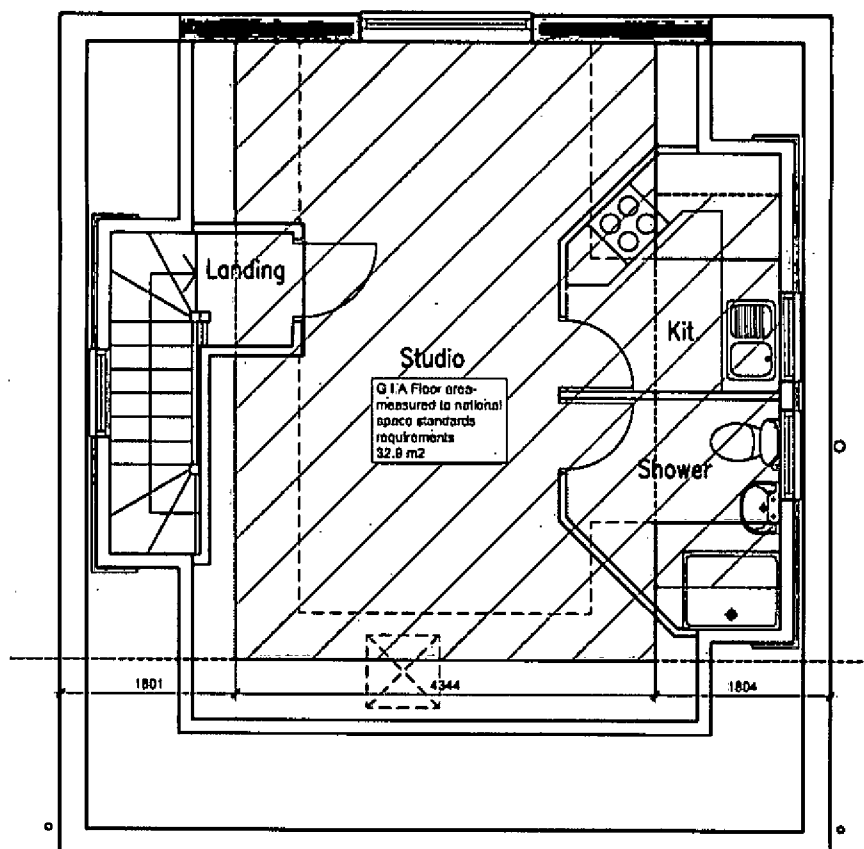
Interest: Residents of 124 Arundel Road.

We are writing to you to object to the revised application at 126 Arundel Road due to our concern regarding the space being provided within the proposed studio apartment.

The plans provided state that the proposed studio flat is 38.79m² in area but this is measured to the low wall within the roof slope. The Department for communities and Local Government Technical Housing Standards states that are with a headroom of less than 1.5m should not be counted within the floor area of the flat.

The applicant has only provided plans and elevations for this development so there is no way to determine where this area has been measured from on the plans.

We have below produced our own assessment of the plans using standard information/ construction build-ups that would be required to be building control compliant.

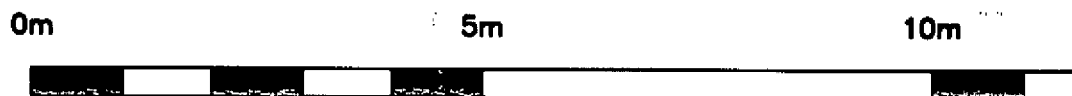




West Elevation

Proposed Elevations

Scale 1:100



Scale Bar — 1:100

We have overlaid on these drawings red lines showing where the floor finish and roof slope finishes will be which has determined the 1.5m zone. This shows that the actual area should be measured at 32.9m² following the RICS and national space standards code for measuring. Also there isn't the allocated 1m² of storage space shown on the layout which is stipulated in the space standards.

The build-ups used are rough estimates of what will be required for structural and building control sign-off if the development reaches the next stage. We have also taken first floor ceiling height as being at window head which doesn't appear to be the case with most of the properties on Arundel road. If this line moves up then this will again reduce the area of the 1 bed 1 person studio.

Below are extracts from the national space standards document for reference:

Technical requirements

10. The standard requires that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- c. In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m^2 and is at least 2.15m wide
- d. In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m^2
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m^2 within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m^2 in a double bedroom and 0.36m^2 in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

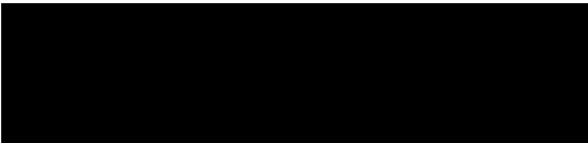
Department for Communities and Local Government- Technical housing standards- nationally described space standards - Page 4

Table 1 - Minimum gross internal floor areas and storage (m^2)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

We feel that the applicant should be requested to provide more information in the form of planning sections to show how the area has been calculated and then these should be re-consulted upon.

Any additional information provided, with regard to construction build-ups, should be discussed with the local building control authority to validate and ensure that the proposed additional dwelling meets national standards.



Mr and Mrs M Lambert