From: Bruce Reynolds
Sent: 25 June 2018 14:52
To: Planning -
Cc: Gary Peck
Subject: AWDM/0402/18 Garage Block Britannia House High Street Shoreham-By-Sea West Sussex

Dear Colleagues

I have now had the opportunity to review the above application and would make the following comments.

The studio flats are too small at about 15 sq.m, compared to the SPD standard of 32 sq.m.

The development, as shown, is not an HMO as there are no shared facilities. It is not appropriate to state that the development can be treated as analogous to an HMO and so attempt to apply lesser space standards.

Occupants of HMOs have assured shorthold tenancies of at least 6 months and so cannot be considered to be transient.

I would therefore object to the application on the grounds of failing to meet minimum required space standards.

Yours sincerely

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