From: Marie O'Keeffe
Sent: 29 November 2018 08:33
To: Marie O'Keeffe
Subject: Fwd: Planning Application - AWDM/1603/18

---------- Forwarded message ---------
From: **Nikita Colley** <nikita.colley@adur-worthing.gov.uk>
Date: Wed, 28 Nov 2018 at 16:44
Subject: Planning Application - AWDM/1603/18
To: Marie O'Keeffe <marie.o'keeffe@adur-worthing.gov.uk>

Good Afternoon Marie.

Re: Planning Application ref - AWDM/1603/18
41 Park Avenue, Shoreham-By-Sea, West Sussex, BN43 6PH

I have the following comments on this planning application:

This property is currently a licensed House in Multiple Occupation. It is currently licensed for up to 6 adults. It is a very well managed HMO and the property is in very good condition.

The plan marked "latest plan" on the relevant documents on planning portal is the current layout of the property. I understand from the application that the plan is to let all 7 potential letting rooms to 7 single adults. Unfortunately the room marked "room 7" on this "latest plan" in the planning application is not large enough for an adult to use as a letting room. We therefore cannot allow an adult to let this room under the current HMO licence. Room 7 is 6.05m^2 and the minimum room size required for use by an adult is 6.51m^2. Room 7 is only large enough for a child under the age of 10 years to use. Therefore we would not be able to licence the property for 7 adults if the plan is to have 7 adults in all 7 letting rooms i.e. having all single letting rooms as suggested in the planning application. We could licence the property for more than 6 adults if the applicant wants to use any of the rooms over 10.22m^2 for couples to share. Or we can licence room 7 for a child under the age of 10, but this is unlikely to useful to the owners.

Alternatively, if the applicant wants to increase the floor space of room 7 to at least the minimum 6.51m^2 (with a ceiling height above 1.5m) then we could consider this room for use by an adult. If this is something they want to do we would advise that they liaise with this department first before instructing any works to avoid any futile works.

Yours sincerely,

Nikita Colley
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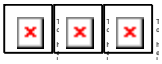

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