From: Hannah Barker
Sent: 22 October 2010 16:18
To: 'paultrussler@tiscali.co.uk'
Subject: 41-43 Penhill Road, Lancing, West Sussex

Dear Mr Trussler,

Following consideration of this application and discussion with my colleagues I have the following comments.

The proposed development is considered to be acceptable in principle. The proposed flats meet the required internal room standards and it is acceptable to have no parking spaces provided and some amenity space provided. Although it is doubtful that this space to the front will be used as amenity space as it is more likely to be bin storage and possibly being changed to off street parking in the future.

I do have concerns about the rear aspect (or lack of) for the ground floor flats. The relationship between the rear of the flats and the buildings directly to the rear is not considered to be acceptable. The flats are long and narrow with the only outlook and main source of light being gained from the front. There should also be some rear aspect (as with the first floor flats.) It is advised that the rear out buildings are demolished to allow for the bedroom windows to be to the rear with rear aspect and light and some amenity space to be provided (the frontage could be parking?). The rear of the site could still be retained for the outbuildings etc. We could look to what extent this would be acceptable.

Please could you discuss this with your client and get back to me with your views.

I look forward to hearing from you.

Thanks
Hannah

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