From: **Joseph Pearson** <joseph.pearson@lewisplanning.co.uk>
Date: Mon, 3 Mar 2025 at 15:14
Subject: Re: AWDM/1166/24 - 30 Montague Street
To: Finlay Gardner <finlay.gardner@adur-worthing.gov.uk>

Hi Finlay,

The 75% standard is not met in this instance, but the unit in question is 24m^2 above the minimum requirement for a 1b-1p unit (of which 21m^2 has over 1.5m headroom). We could meet the 75% requirement by just reducing the total GIA but this wouldn't achieve an actual improvement in the quality of accommodation so we have chosen not to do this just for the sake of meeting an arbitrary requirement.

Our architects have advised that the ceilings within the dormers can be slightly 'vaulted' to increase the internal heights and maximise headroom. The attached drawings show this, as well as showing the indicative layouts with single beds to ensure that these are correctly identified as 1-person units.

On this basis we hope that, on balance, the standard of accommodation can be found acceptable and the minor change to incorporate the vaulted ceiling for additional headroom is welcomed. If you have any concerns about this please let me know.

Kind regards,

Joseph Pearson MRTPI

Associate