

Please note that para 6.3.14 should be deleted/disregarded and the following text should be substituted:

*6.3.14 While it is clear that some of the units do fall below specified standards for 2-bed, 4-person flats, the difference in each case is marginal and consideration must be given to the functionality of the associated spaces that belie a simple numerical analysis. In this regard, and having reviewed the nature of the spaces provided, it is clear that the units would achieve minimum size standards advocated by the Housing SPG for each of the stated rooms, with a number of the living / dining rooms exceeding relevant thresholds and the provision of two functional bedrooms. Regard must also be given to the constraints inherent in utilising the existing building footprint and the need to ensure that the flats could utilise the existing core. In this regard, it is considered that the units provide functional and usable space that in terms of individual rooms achieve specified standards and hence the nature of the spaces created is such that an exception to specified standards can in this instance be justified.*