

## TEMPLATE

### DBC local validation list requirement: Residential Space Standards Statement: NDSS and M4(2) or(3)

#### Note to applicant:

As part of the Dartford Borough Council validation requirements, all planning applications for developments creating new dwellings should include the submission of a Statement setting out the residential standards proposed as part of the development, as required under Policy DP8 of the adopted Development Policies Plan with respect to the Nationally Described Space Standards(NDSS) and the accessible and adaptable accommodation requirements.

Details of the planning policy can be seen via the Council's website:

[https://windmz.dartford.gov.uk/media/DP\\_Plan\\_Final\\_Version\\_for\\_Adoption\\_for\\_web.pdf](https://windmz.dartford.gov.uk/media/DP_Plan_Final_Version_for_Adoption_for_web.pdf)

*The template below is to assist in order to ensure that the information is provided clearly.*

The Council requires this information to accurately assess the planning application and where planning permission is granted to ensure that conditions on the planning permission relate to the correct dwelling.

Full details of how to assess units with regard to the Nationally Described Space Standards can be found via the following link: <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

Full details of Building Regulations Part M4(2) and Part M4(3) requirements can be found via the following link:

<https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

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Site Name/Address					Proposal Description						
Waterbridge Court, 50 Spital Street Dartford DA1 2D					Conversion of the upper floors (first and second) office space into 8 residential units and the conversion of the ground floor commercial space into one residential unit.						
Plot/unit no.	Dwelling type E.g. Flat, house	Number of bedrooms	Number of bed spaces (persons) eg 2p	Number of storeys within unit	Bedroom Size(s): (List each room)	Unit Size (gross internal floor area):	Built in Storage area:	Compliance with NDSS	Building Reg. Part M4(2) tick if compliant	Building Reg. Part M4(3) Tick if compliant	Explanation for non-compliance with M4(2) or (3)
1	Flat	1	2	1	15 m <sup>2</sup>	70 m <sup>2</sup>	5 m <sup>2</sup>	Yes			'This standard only applies to new build homes because Part M of the Building Regulations generally does not apply to dwellings resulting from conversions or a change of use.'
2	Flat	1	2	1	12.5 m <sup>2</sup>	50 m <sup>2</sup>	1.5 m <sup>2</sup>	Yes			'This standard only applies to new build homes because Part M of the Building Regulations generally does not apply to dwellings resulting from conversions or a change of use.'
3	Flat	1	2	1	13.5 m <sup>2</sup>	52 m <sup>2</sup>	1.5 m <sup>2</sup>	Yes			'This standard only applies to new build homes because Part M of the Building Regulations generally does not apply to dwellings resulting from conversions or a change of use.'

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4	Flat	1	2	1	12..5 m <sup>2</sup>	50 m <sup>2</sup>	1.5 m <sup>2</sup>	Yes			'This standard only applies to new build homes because Part M of the Building Regulations generally does not apply to dwellings resulting from conversions or a change of use.'
5	Flat	1	2	1	13.5 m <sup>2</sup>	50 m <sup>2</sup>	1.5 m <sup>2</sup>	Yes			'This standard only applies to new build homes because Part M of the Building Regulations generally does not apply to dwellings resulting from conversions or a change of use.'
6	Flat	1	2	1	12.5 m <sup>2</sup>	50 m <sup>2</sup>	1.5 m <sup>2</sup>	Yes			'This standard only applies to new build homes because Part M of the Building Regulations generally does not apply to dwellings resulting from conversions or a change of use.'
7	Flat	1	2	1	11 m <sup>2</sup>	50 m <sup>2</sup>	1.5 m <sup>2</sup>	Yes			'This standard only applies to new build homes because Part M of the Building Regulations generally does not apply to dwellings resulting from conversions or a change of use.'
8	Flat	1	1	1	N/A m <sup>2</sup>	43 m <sup>2</sup>	2 m <sup>2</sup>	Yes			'This standard only applies to new build homes because Part M of the Building Regulations generally does not apply to dwellings resulting from conversions or a change of use.'
9	Flat	1	2	1	N/A m <sup>2</sup>	48 m <sup>2</sup>	9 m <sup>2</sup>	Yes			'This standard only applies to new build homes because Part M of the Building Regulations generally does not apply to dwellings resulting from conversions or a change of use.'



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All measurements to be in m<sup>2</sup>.