

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

Site Name/Address					Proposal Description							
Bean Cottage Shellbank Lane Bean DA2 8AX					Demolition of existing detached dwelling and outbuildings and erection of replacement dwelling and associated works (re-submission following appeal decision dated 16/05/2023)							
Plot/ unit no.	Dwellin gtype E.g. Flat, house	Number of bedrooms	Number of bed spaces (persons)eg 2p	Number of storeys within unit	Bedroom Size(s): (List eachroom)	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	Explanationfor non- compliance with M4(2) or (3)
N/A	HOUSE	5	10p	3 (including enclosed basement)	Master bedroom 1	527 m ²	6.0 m ²	YES		YES		The dwelling is bespoke and designed to meet the applicant's specific requirements and not designed as a wheelchair user dwelling. However, it has level access through each floor all of which are accessible by a lift.
					20.3 m ²							
					Master bedroom 2							
					25.7 m ²							
					Bedroom 3							
					12.9 m ² 2.1 m ² Storage							
					Bedroom 4							
					11.9 m ²							
Bedroom 5 (Guest)												
12.9 m ² 1.4 m ² Storage												

All measurements to be in m².