

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

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										
Land adjacent to – 49 Marcet Road Dartford Kent DA1 3AH		2 No residential dwellings with three bedrooms.										
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)
A	Semi detached house	3	2p	2	Master bed = 12msq + ensuite	120.7m sq	1.14msq	✓		✓	✓	
			1p		Bed 2 = 11.4msq		1msq					
			1p		Bed 3 = 11.4msq		1msq					
			TOTAL 4 person				0.57msq study					
							0.9 utility					
							0.9 stair					
							1.7 living space					
							TOTAL 7.21msq					

All measurements to be in m².

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

Site Name/Address				Proposal Description								
Land adjacent to – 49 Marcet Road Dartford Kent DA1 3AH				“ No residential dwelling with three bedrooms on first floor and one ground floor								
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)
B	Semi detached house	3	2p	2	Master bed = 12msq + ensuite	120.7m sq	1.14msq	✓		✓	✓	
			1p		Bed 2 = 11.4msq		1msq					
			1p		Bed 3 = 11.4msq		1msq					
			TOTAL 4 person				0.57msq study					
							0.9 utility					
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