

**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							
18-20 Station Road, Longfield, DA3 7QD					OUTLING PLANNING PERMISSION (LANDSCAPE RESERVE MATTERS) FOR DEMOLITION OF EXISTING MIX USE BUILDING AND ERECTION OF NEW 4-STOREY MIX USE BUILDING WITH GROUND FLOOR PHARMACY WITH 12 RESIDENTIAL DWELLINGS ABOVE, PARKING, ACCESS, BINS AND CYCLE PROVISION.							
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)
Flat 1	Flat	1	2 Person	1	13.8	50	1.5	Yes		Yes	Yes	
Flat 2	Flat	2	3 Person	1	11.5 & 8.5	63	2	Yes		Yes		N/A
Flat 3	Flat	1	2 Person	1	12.5	50	1.5	Yes		Yes		N/A
Flat 4	Flat	2	3 Person	1	11.5 & 8.5	61	2.4	Yes		Yes	Yes	
Flat 5	Flat	1	2 Person	1	14.5	50	1.8	Yes		Yes		N/A

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

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Flat 6	Flat	1	2 Person	1	13.8	50	1.5	Yes		Yes	Yes	
Flat 7	Flat	2	3 Person	1	11.5 & 8.5	63	2	Yes		Yes		N/A
Flat 8	Flat	1	2 Person	1	12.5	50	1.5	Yes		Yes		N/A
Flat 9	Flat	2	3 Person	1	11.5 & 8.5	61	2.4	Yes		Yes	Yes	
Flat 10	Flat	1	2 Person	1	14.5	50	1.8	Yes		Yes		N/A
Flat 11	Flat	2	3 Person	1	12 & 9	61	2	Yes		Yes	Yes	
Flat 12	Flat	2	3 Person	1	11.5 & 9	62	2	Yes		Yes		N/A