

ONLINE COMMENT ON PLANNING APPLICATION 24/10249

Location 1 PARKHILL CLOSE, HOLBURY, FAWLEY
SO45 2JE

Received Date 05 April 2024

Objection received from Mr Ralph Kent
5 Jonathan Close
Lymington
SO41 9DY
SO41 9DY

Comment: This proposed new dwelling fails to achieve the requirements of the "Technical housing standards - nationally described space standard" on a large number of points.

Document here for reference:

<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard/technical-housing-standards-nationally-described-space-standard>

According to the space standards, a 2B3P 2-storey house should have a minimum GIA of 70m². According to the plans, the GIA of this proposed dwelling is just 46m².

According to the space standards, the main bedroom should be at least 2.75m wide and have a floor area of 11.5m². The larger bedroom on the plans has a floor area of just 7.6m² with a width of just 2.25m.

The smaller bedroom has an area of just 5.4m² (the minimum for a single bedroom according to the space standards is 7.5m²).

I also note that the floor plans do not include a scale bar or north arrow, so technically NFDC should not have validated the application.