

Demolition of vacant stables building and construction of a detached dwelling

Land at No 7 Arthur Lane, Ainsworth, Bury BL2 5PR

Ref:GS.210524.C

Statement regarding type, size and design of the proposed dwelling

Policy JP-H3 of the Greater Manchester Joint Development Plan Document 2024 (GMJDPD) requires that 'all new dwellings must:

1. *Comply with the nationally described space standards; and*
2. *Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable'.*

The proposed dwelling would comply with the Nationally Described Space Standards as set out below : -

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

The proposed dwelling would have 4 double bed spaces and would thus require to have a minimum size of between 117 or 124m². The proposal is for a dwelling of 206m². Bedroom sizes and heights would comply with the requirements.

The dwelling would be constructed to the '*accessible and adaptable*' standard' in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable'.