

APPLICATION NUMBER: 70666

Renewal of previously consented scheme with planning reference 66444

Brookhouse Farm, 218 Holcombe Road, Greenmount, Bury BL8 4BQ

Statement regarding Policy JP-H3: Type, Size and Design of New Housing of The Places for Everyone Joint Development Plan Document (PfE)

The following statement in relation to policy JP-H3: Type, Size and Design of Housing of The Places for Everyone Joint Development Plan Document (PfE) accompanies the aforementioned planning application with planning reference 70666.

Policy JP-H3: Type, Size and Design of Housing of The Places for Everyone Joint Development Plan Document (PfE) states:

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 nationally described space standards are tabulated as follows:

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
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4.0
6b	8p	125	132	138	4.0

The proposed dwelling will have a gross floor area of 163sqm. The dwelling will be a 4-bed house.

The National Minimum Housing Standard for a 4 bed (double bed) dwelling is 124sqm (2 storey dwelling) hence the proposal exceeds this minimum standard.

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