

Decision maker: Planning Committee - 14 October 2015

Subject: Technical housing standards - nationally described space standards

Report by: Assistant Director of Culture & City Development

Wards affected: All

1. Purpose of report

The purpose of the report is to draw Members attention to national internal space standards that came into force on 1 October 2015.

2. Recommendation

That the report be noted.

3. Background

The government has outlined proposals for the development of a nationally described space standard in the “Planning Update March 2015” Written Ministerial Statement.

Local internal space standards were adopted through policy PCS19 of the Portsmouth Plan and the Housing Standards Supplementary Planning Document (SPD).

In response to the Ministerial Statement, a Housing Standards Review Briefing Note of changes to the local standard was posted on the Council's website. The Briefing Note provided clarity that for any planning applications determined up to 30th September 2015, the existing adopted internal space standards continue to apply until they become superseded by those introduced through the Nationally Described Space Standards.

4. Comments

From 1st October 2015, the requirement to meet internal space standards for new homes still remains but the specific size standards to be met now taken from the Nationally Described Space Standard (set out in annex 1 of this report).

This Standard deals with internal space within new dwellings, across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

5. Equality impact assessment (EIA)

There is no significant impact.

6. Head of legal services' comments

None.

7. Head of finance's comments

None.

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 Signed by:

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
National Planning Policy Framework (March 2012)	
Technical housing standards - nationally described space standard (March 2015)	
Housing Standards Review briefing note (PCC website)	https://www.portsmouth.gov.uk/ext/documents-external/pln-housing-standards-review-briefing.pdf