



HILLINGDON

LONDON

Meeting:	Central and South Planning Committee	
Date:	9th June 2016	Time: 7:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 11	Page: 81	Location: 53 Petworth Gardens, Hillingdon
Amendments/Additional Information:		Officer Comments:
<p>Section 7.09, paragraph 2 of the report states:</p> <p>The standards require a 2 bedroom (3 person) flat to have a minimum internal floor area of 61sqm with 1sqm of internal storage and a 2 bed (4 person) two storey dwelling to have a minimum internal floor area of 70sqm with an additional 2sqm of internal storage. The proposed layouts indicate flat 1 (2 bed, 4 person) has a floor area of approximately 67sqm and flat 2 (2 bed, 4 person) has a floor area of approximately 77sqm. The proposal would therefore provide a satisfactory living environment for the future occupants of properties in accordance with Policy 3.5 of the London Plan 2015.</p> <p>This should be amended to read as follows:</p> <p>The standards require a 2 bedroom (3 person) flat to have a minimum internal floor area of 61sqm including 1sqm of internal storage and a 2 bed (4 person) two storey dwelling to have a minimum internal floor area of 79sqm including 2sqm of internal storage. The proposed layouts indicate flat 1 (2 bed, 3 person) has a floor area of approximately 67sqm and flat 2 (2 bed, 4 person) has a floor area of approximately 77sqm. Flat 1 would meet the requirements whilst flat 2 would fall short by 2sq.m. It is unlikely that a refusal reason on this level of shortfall would be supported on appeal and your officers therefore consider that the proposal would provide a satisfactory living environment for the future occupants of the units.</p>		

Item: 14	Page: 115	Location: 24 Gordon Road, Yiewsley
Amendments/Additional Information:		Officer Comments:
<p>Section 7.12 should be amended to read as follows:</p> <p>On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London intends to adopt the new national technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards. The issues relating to disabled access are to be addressed under the Building Regulations.</p> <p>The Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) at Paragraph 2.3.8 states:</p> <p>"Part M of the Building Regulations (Volume 1) is divided into three categories; M4(1) 'visitible dwellings', M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair user dwellings'. As set out in Policy 3.8, 90 per cent of new build homes in London should meet M4(2) with the remaining 10 percent meeting M4(3). This means that 100 per cent of new build homes should be accessible.</p> <p>This standard only applies to new build homes because Part M of the Building Regulations generally does not apply to dwellings resulting from conversions or a change of use."</p> <p>There is therefore no requirement for the proposed units to meet Part M of the Building Regulations and it is recommended that condition 7 is deleted.</p>		