

Policy DM30, Internal space standards for new residential development

1. The Borough Council requires that all new dwellings meet as a minimum the Nationally Described Space Standards (or future equivalent).
 2. Development proposals should be accompanied by a table setting out for every dwelling:
 - a. the gross internal floorspace;
 - b. extent of built-in storage (sq.m);
 - c. number of twin/double bedrooms with their minimum room widths; and
 - d. minimum floor to ceiling height for at least 75% of the Gross Internal Area.
- 5.136 The Government's Housing Standards Review 2015 published internal space standards which local authorities could apply to new build residential development using planning policy. The council requires the use of these standards for new build development as set out in DM30 and supports these standards for all new residential development.
- 5.137 UK research has concluded that internal space in new homes is often too small to make those dwellings fit for purpose. The RIBA research paper (The Case for Space: The Size of England's New Homes, September 2011) found that the average new home in England is only 92% of the recommended minimum size.
- 5.138 The national space standards for new build development according to the number of bedrooms in a property, the number of bed spaces and the number of storeys. As a guide the current minimum internal floor areas and storage requirements (sq.m) for selected types of properties are shown below:

Figure 4: Selected current national space standards

No. of bedrooms and bed spaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	Storage space (sq.m)
One bedroom flat (1 bed space)	39 ¹	-	-	1.0
Two bedroom property (3 bed spaces)	61	70	-	2.0
Three bedroom dwelling (4 bed spaces)	74	84	90	2.5
Four bedroom dwelling (5 bed spaces)	90	97	103	3.0
Five bedroom dwelling (6 bed spaces)	103	110	116	3.5
Six bedroom dwelling (7 bed spaces)	116	123	129	4.0

¹ A minimum size of 37 sq.m applies if the property includes a shower room instead of a bathroom