

## Day 2: Issue 3

*Can the Council and the Home Builders Federation agree a position regarding whether the Ministerial statement of 28<sup>th</sup> November should apply to flat conversions.*

The Council's adopted Development Control Standard No 4: Flat Conversions was prepared some years ago in response to Members concerns that, when considering planning applications for conversion of dwelling houses into flats, guidance was required to ensure the provision of a satisfactory standard of accommodation in terms of both internal space and external amenity area.

Having considered this matter further, the Council agrees that the Nationally Described Space Standards can be applied to dwellings created through the conversion of properties and is satisfied that a satisfactory standard of accommodation will be provided. It therefore proposes to make the following modifications to Policy 21 and the supporting text in paragraph 4.37:

Reference (Paragraph, policy or map number)	
Paragraph 4.37	<del>The Council has adopted Development Control Standard No 4 "Flat Conversions" which sets out minimum standards for flat conversions. Any proposal will be expected to comply with its criteria. Should this be amended or superseded by other Council or government guidance this new guidance will be used to assess relevant applications.</del>
Policy 21	<b>New residential development (including through conversions and changes of use) should.....</b>
Policy 21	<del>The Council will expect relevant applications ....., and to meet minimum national minimum space standards in all new dwellings across all tenures.</del>  <b><u>New dwellings across all tenures will be expected to meet the minimum nationally described space standards unless it can be demonstrated that, in terms of dwellings created through conversion or subdivision, there are exceptional reasons why some or all of these requirements cannot be met.</u></b>
Policy 21	<del>...Proposals will be expected to comply with the criteria contained in the council's adopted Development Control Standard "Flat conversions" (as amended or superseded by other Council guidance in force at that time an application is considered) or any other appropriate national standard.</del>

### Statement of Common Ground with the HBF

The Council and the HBF have discussed the intentions of this policy. The HBF supports the revised policy.

