

<p>Item 1</p> <p>15/00084/FUL</p> <p>Land Between 35 And 43 Victoria Drive Great Wakering Essex</p> <p>Construct Detached Three- Bedroomed Dwelling</p>	<p>1. Officer Comments on Government Changes to Technical Housing Standards</p> <p>The Ministerial Statement of 25 March 2015 announced changes to the Government’s policy relating to technical housing standards. The changes seek to rationalise the many differing existing standards into a simpler, streamlined system and introduce new additional optional Building Regulations on water and access, and a new national space standard.</p> <p>From the date the Deregulation Bill 2015 was given royal ascent, 26 March 2015 to 30 September 2015, the Government’s policy is that planning permissions should not be granted requiring, or subject to conditions requiring, compliance with any technical housing standards other than for those areas where authorities have existing policies on access, internal space, or water efficiency.</p> <p>Rochford District Council has existing policies relating to all of the above, namely access (Policy H6 of the Core Strategy), internal space (Policy DM4 of the Development Management Plan) and water efficiency (Policy ENV9 of the Core Strategy) and can therefore require compliance with the new national technical standards, as advised by the Ministerial Statement (March 2015).</p> <p><u>Internal Space</u></p> <p>Until such a time as existing Policy DM4 is revised, this policy must be applied in light of the Ministerial Statement (2015) which introduced a new technical housing standard relating to internal space standards. Consequently all new dwellings are required to comply with the new national space standard, as set out in the DCLG Technical Housing Standards – nationally described space standard March 2015.</p>
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	<p><u>Water Efficiency</u></p> <p>Until such a time as existing Policy ENV9 is revised, this policy must be applied in light of the Ministerial Statement (2015), which introduced a new technical housing standard relating to water efficiency. Consequently all new dwellings are required to comply with the national water efficiency standard, as set out in part G of the Building Regulations (2010) as amended. A condition is recommended to require compliance with this Building Regulation requirement.</p> <p><u>Energy</u></p> <p>Policy ENV9 requires all new dwellings to achieve Code Level 4 of the Code for Sustainable Homes as a minimum. The Ministerial Statement relating to technical standards has not changed policy in respect of energy performance and this requirement still therefore applies; a condition is recommended to require that the dwelling(s) achieves this as a minimum.</p> <p>In light of the Ministerial Statement, which advises that planning permissions should not be granted subject to any technical housing standards other than those relating to internal space and water efficiency, the requirement in Policy ENV9 that a specific Code for Sustainable Homes level be achieved and the requirement in Policy HP6 that the Lifetime Homes standard be met are now no longer sought.</p> <p>2. Officer Recommendation as a Result of Such Government Changes</p> <p>The recommendation remains that of refusal on flooding grounds. However, Members should note under paragraph 5.12 of the officer recommendation that it is now the national housing standards that are considered to apply, rather than policy DM4.</p> <p>This dwelling would require a minimum 84m² floor area under the national standard, which is adhered to here (26m² at ground floor, 105m² at first floor).</p>
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	<p>The 2.3m head height is currently met, although there may be difficulties in adhering to this and also the flood requirements in terms of first floor finished floor level, which could result in the need for a revised application if permission were to be approved for the applicant to adhere to these planning conditions.</p> <p>If Members were minded to approve the application conditions relating to internal space, water efficiency and energy should be attached to an approval in relation to the technical housing standard changes.</p> <p>Members should note that other planning conditions would need to be imposed if Members were minded to approve the application.</p>
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