

## **Strategic Housing Service response to Full Planning Application Ref: 20/00414/FUL**

### **Meeting local need**

The proposed development falls within the Chapeltown and Ecclesfield Housing Market Area. Additional apartments with one and two bedrooms for sale and private rent have been identified as a priority for additional housing in this area. The proposal for 32 one-bedroom apartments should therefore help to meet this need.

### **Spaces standards**

According to the Planning and Design and Access Statement, most of the apartments will have a floor space of 41.5 square meters and two will have a floor space area of 60 square meters. The nationally described space standard for one person one bedroom properties is 37 square meters (where there is a shower room). The proposed scheme will therefore meet the described space standards but will be below the described space standard for two person one-bedroom properties (50 square meters). It is therefore likely that the large majority of the units will be suitable for single person households but will be less attractive/suitable for couples.

### **Design Standards**

It is assumed from the Planning and Design and Access Statement that no apartments will be built to enhanced accessibility or adaptability standards. Although this is not a mandatory requirement we are keen to encourage developers to build a proportion of homes to enhanced standards such as M4(2) and/or M4(3) in the optional Building Regulations where this is viable to help meet the needs of people with disabilities/mobility issues. Accessibly-designed apartments could also provide suitable downsizing opportunities for the city's growing older population.

### **Affordable Housing Requirement**

It is likely that the affordable housing contribution for this scheme will need to be provided in the form of a commuted sum rather than onsite units. Registered Providers are generally unwilling to acquire apartments in a building where they do not own the freehold for a variety of reasons relating to legal, affordability (service charges), maintenance and management issues.

### **Summary**

The proposed development will help to meet the identified housing need for this area. Increasing the floor space of some of the apartments and/or building some apartments to enhanced accessible/adaptable design standards would be welcome in order to better meet the needs of couples, people with disabilities and/or mobility issues, as well older downsizers.

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Hello,

Please find comments on this Planning application attached.

Kind regards,

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