

Building Regulations (2010) Part M Guidance Note

1. Introduction

1.1 The Government has taken steps to rationalise housing standards to simplify regulatory costs and burdens on development as part of a package of measures to help boost house building, known as the national 'Housing Standards Review'. The Government published a Written Ministerial Statement (WMS) in March 2015 which outlined policy and announced that Councils should not set any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings over and above the national ones.

1.3 The Government has withdrawn the Lifetime Homes standard and replaced this with a new approach that introduces 'optional' building regulations requirements for access. The technical housing standards came into effect on the 1 October 2015.

1.4 M4 (2) of Building Regulations (2010) is seen as an equivalent of 'Lifetime Homes' standard. However, to comply with requirement M4 (2), reasonable provisions must be made for people to gain access to; and use, the dwelling and its facilities. The provision made must be sufficient to meet the needs of occupants with differing needs including some older or disabled people; and to allow adaptation of the dwelling to meet the changing needs of occupants over time.

2. East Staffordshire Borough Council Planning Policy

2.1 Policy SP16 of the East Staffordshire Local Plan states that all dwellings must comply with **M4(2) of the Building Regulations (Accessible and adaptable dwellings) (2010)**. The Council accept that due to site constraints such as topography, size of site and location the standard cannot be achieved.

3. Applying the policy

3.1 It is the council's policy to require all dwellings to meet M4(2) standard where practical and viable. The Council will expect the following:

- Major applications (for 10 dwellings or more) to provide 10% of dwellings which meet M4(2) standard
- Those dwellings should be provided across the site as part of the mix of dwellings and not just for those larger properties
- Where achieving the standard for major applications is not viable or practical, the applicant will be expected to provide evidence to support this

4. Planning applications

4.1 The Council will welcome an early opportunity to discuss the application of the M4 Building Regulations (2010) standard.

4.2 Applicants should submit a schedule of accommodation and floor plan which identifies those properties expected to meet standard M4 (2) of the Building Regulation.

5. Use of Planning Conditions

5.1 Optional building regulation standards must be imposed by means of a planning condition by the planning authority.