
SUPPLEMENTARY PLANNING GUIDANCE

The Adopted 2004 Plan for the Environment, Ealing's Unitary Development Plan, provides the policy context for decisions on planning applications and other proposals concerning development and transport in the London Borough of Ealing.

These policies are clarified and amplified where appropriate by Supplementary Planning Guidance (SPG). This Guidance may bring together planning and other considerations (e.g. Building Regulations, Environmental Health, Transport) which need to be taken into account by people proposing development or affected by development. The guidance can be used in determining planning applications, and it has the legal status of a 'material consideration', which the local planning authority is entitled to take into account in making decisions.

Supplementary Planning Guidance (SPG) continues in force as long as the Unitary Development Plan policy that it supplements is in force. Under the Planning and Compulsory Purchase Act 2004, unitary development plans will be progressively replaced by new Development Plan Documents in a Local Development Framework. The local planning authority may choose to produce Supplementary Planning Documents (SPD) to supplement development plan policies in the Local Development Framework.

SPG 14

Indoor Living Space for New Dwellings And Conversions

This guidance supplements the Adopted 2004 Plan for the Environment's policy on housing layout which establishes that all residential development will be assessed in relation to its ability to provide satisfactory indoor living space and amenities, (Policy 5.5). The guidance relates to new residential development and conversions, and is particularly important where small units of accommodation are being created, in compliance with Policy 5.6.

Development to provide new dwellings or to self-contain existing dwellings, should comply with the following criteria:

1. As far as possible, habitable rooms in any dwelling should not face north.
2. Each unit should be self contained and provide a kitchen with a window allowing natural lighting, bathroom and WC behind their own front door. Family units should have a kitchen separate from the living room. Separate units should not be created in basements, semi basements or roof-space unless there is adequate natural lighting and room height.
3. Where possible, all units above ground should be served by internal staircases. Proposals involving the erection of external staircases will

normally be unacceptable. Units above three storeys should be served by a lift and buildings above six storeys should provide two lifts.

4. Net floor area in dwelling units should seek to achieve at least the minimum standards set out below.

Table of Minimum Floor Area

NO. OF OCCUPANTS		6	5	4	3	2	1
DWELLING TYPE							
3 Storey House	sq.m	97.5	93.8				
	sq.ft	1,050	1,050				
2 Storey House or Maisonette	sq.m	91.9	81.7	71.5			
	sq.ft	990	800	770			
Flat	sq.m	86.3	78.9	69.6*	56.6	44.5	32.5
	sq.ft	930	850	750	610	480	350
Single Storey House	sq.m	83.6	75.2	66.8	56.6	44.5	32.5
	sq.ft	900	810	720	610	480	350

(*If balcony access then 66.8sqm or 720sqft).

Please Note: Units of accommodation with a bathroom, and with a bedroom in excess of 10 sqm, will not be treated as a single person units.

Soundproofing

All flats should achieve standards of soundproofing between adjoining units, both horizontally and vertically, as required by the Building Regulations.

Supplementary Guidance, as the title suggests, is to guide development. It is not meant to be definitive, and much of the guidance represents minima which are to be improved on if possible in the interests of good design.

If you would like further advice on this guide, please contact:

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