

**Local Development Framework Working  
Group**

**7<sup>th</sup> November 2011**

Report of the Director of City Strategy

**City of York Council:  
Sub division of Dwellings Supplementary Planning Document**

**Summary**

1. The purpose of this report is to seek approval from Members for the draft Supplementary Planning Document (SPD) on the Subdivision of Dwellings (attached at Annex A of this report) to be published for consultation.
2. The role of the SPD is to ensure that the subdivision of dwellings is controlled in a manner that provides well designed, good quality homes to allow people to grow and adapt in their homes to encourage strong and sustainable communities.

**Background**

3. In recent years, there has been an increasing concern that some of the proposals for subdivision of dwellings in the City have not been of an adequate standard, particularly with regards to their size, access and effects on the amenity of neighbouring occupants.
4. On 2<sup>nd</sup> April 2009, the Council approved a Motion to undertake an SPD on the sub-division of properties. The full Motion is included at Annex B.
5. Key issues were discussed such as the impact subdivision has on starter and family homes including their supply and affordability and it was agreed that the SPD should clearly state the minimum floorspace acceptable in a subdivided dwelling.

6. The SPD sets out key principles for potential developers to ensure that where the subdivision of dwellings are proposed, they:
  - provide adequate internal space;
  - are of a suitable layout;
  - have acceptable amounts of internal and external storage space;
  - have acceptable levels of facilities;
  - do not have an adverse impact on the amenity of neighbouring residents; and
  - are designed and built to a high standard of sustainability.
7. These principles clarify that the character of a neighborhood is important when considering this type of dwelling which will be assessed on a site by site basis. The SPD confirms what is acceptable in terms of the size of a property suitable for subdivision, as well as the physical size of the rooms available. The guidance goes into specific detail of would be expected to be considered as part of a proposal, for example, room heights, access, sound insulation, parking, waste, sunlight issues.
8. The SPD has been produced to support the emerging LDF Core Strategy. It is of particular relevance to policies:
  - CS5: Urban Design and the Historic environment;
  - CS7: Balancing York's Housing Market; and
  - CS21: Sustainable Design and Construction.
9. These LDF policies seek to promote high quality design, which respects the urban grain of the area and allows for appropriate levels of on-site amenity space, specifically in relation to conversions.
10. The approach to the housing market recognises the need to control the concentration of Houses of Multiple Occupation (HMOs) and to avoid the division of small properties where further development of this type of housing would have a detrimental impact on the balance of the community and residential amenity.
11. As with most proposed development, LDF policy requires proposals for sub-division to assess and comply with sustainable design and construction standards, in this case, it would mean submitting a sustainability statement with the application.

## Consultation

12. Internal consultation has been undertaken with colleagues from relevant professional disciplines.

## Options

13. There are three options identified in relation to this report.

**Option 1:** To recommend to Cabinet to approve the SPD for consultation.

**Option 2:** To recommend to Cabinet to request that amendments be made to the SPD in line with the comments of the LDF Working Group.

**Option 3:** To defer the SPD and request further work from officers.

## Corporate Priorities

14. The option outlined above accords with the following Corporate Priorities

- Sustainable City
- Thriving City
- Safer City
- Learning City
- Inclusive City
- City of Culture
- Healthy City

## Implications

15. The following implications have been assessed:

- **Financial** – None
- **Human Resources (HR)** - None
- **Equalities** - None
- **Legal** - None
- **Crime and Disorder** - None
- **Information Technology (IT)** - None

- **Property** - None
- **Other** – None

### **Risk Management**

16. In compliance with the Council’s Risk Management Strategy, there are no risks associated with the recommendations of this report.

### **Recommendations**

17. That Members recommend Cabinet to:

- i) approve the attached draft SPD for consultation purposes; and
- ii) delegate to the Director of City Strategy in consultation with the Cabinet Member City Strategy the making of any changes to the SPD that are necessary as a result of the recommendations of the LDF Working Group.

Reason: So that SPD can be consulted on, and amended accordingly ahead of it being used for Development Management purposes to support the emerging LDF Core Strategy.

### **Contact Details**

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**Report  
Approved**



**Date** 25/10/2011

### **Specialist Implications Officer(s)**

N/A

**Wards Affected:** *List wards or tick box to indicate all*

**All**

**For further information please contact the author of the report**

**Background Papers:**

Annex A: Draft Supplementary Planning Document on Subdivision of Dwellings

Annex B: Council Motion approved 2<sup>nd</sup> April 2009