

South Lodge, Football Green, Minstead

Proposed Garden Room Extension – Additional Supporting Information/Sustainability Statement.

Background

The proposed Garden Room (10.80m² Gross Internal Floor Area) replaces a demolished lean-to study room (12.00m² GIA).

Demolition of the study was previously granted permission (ref 10/94857) in January 2010 and a new garden room extension was granted permission in 2016 (16/00550). This application replaces the latter.

The existing lean-to study was demolished in 2015. During demolition, a well was discovered adjacent to the corner of the two-storey section of the dwelling directly under the line of the external wall of the study. In preference to filling in the well, permission (16/00550) was sought in 2016 to replace the study with a garden room with a slightly different footprint configuration with a marginally smaller Gross Internal Floor Area.

This application seeks to change the roof pitch and slightly amend the footprint. The roof pitch has been reduced to 22.5 degrees to avoid fouling a first floor bedroom window.

The extension avoids the well which sits on the North West corner of the house.

Material selection for new garden room

The elevations of the proposed Garden room will comprise a facing brick plinth 450mm above dpc (Ibstock Bexhill Reds or equivalent) to match the existing small adjacent retaining wall and the gable end of the two-storey dwelling. Green oak framed double glazing sits above the brickwork plinth on all three elevations.

The NE elevation will also incorporate a pair of powder coated aluminium French doors (RAL to match colour of aged oak) door.

The roof is pitched with a ridge line along the centre of the extension. Due to the low pitch, the roof will be slated with Marley Birkdale slates or similar. Rainwater goods will be black cast iron effect to match the existing house.

There is no additional external lighting.

The existing patio area will be extended in Yorkstone to match the existing along with a small area of 20mm drive gravel.

Access

No changes are sought to the current access arrangements for the dwelling which is accessed from Football Green on the South corner of the plot.

Sustainability Statement

Making most efficient use of land:

The proposed extension replaces an existing lean to of similar size. Its position has been determined to minimise impact on the site and will be constructed in a similar position to the demolished lean-to without the need to remove existing retaining walls and land drainage. The old lean-to (former study) benefitted from no insulation and was constructed of poor quality materials with insignificant thermal value. The new extension will benefit from thermal insulation to the floor, cavity wall plinth and to the roof. The superstructure (above the brick plinth) will comprise green oak framing with double glazed panels. The external door will comprise thermally broken powder coated aluminium sections.

Energy Hierarchy:

The existing underfloor heating system was designed to run into the proposed new extension and the pipework has already been installed. The heating system is powered by an existing Air Source Heat Pump. Lighting will be LED. There is no domestic hot water installation.

Minimising Flood Risk:

Storm water will be connected to the existing extensive storm drainage system which runs to a large 5m³ collection chamber via a soakaway installation and a rainwater harvesting tank. Any overflow runs from the chamber to a natural water course. The old lean-to was connected to this system.

Carbon Reductions:

PV panel installation is not appropriate. The roof area faces South West and North East, and will be partially shaded by the main house. The roof pitch is also sub-optimal for PV panels. No new heat source is proposed.

The dwelling already enjoys Solar thermal roof panels for hot water generation.

Water efficiency:

There are no new domestic water installations in the proposed extension. However, the proposed extension has been located to avoid the existing well discovered under the old lean-to and will be used for landscape watering using summer months.

The dwelling already benefits from a rainwater harvesting system.
