

YAHOO! MAIL

Subject 21/500927/FULL Planning Decision Notice - Response

Response to Planning Decision Notice.

Ref: 21/500927/Full

Erection of annexe in the rear garden, ancillary to main dwelling.

80 Oakwood Road, Maidstone, Kent. ME16 8AL

8th August 2021

Dear Rob,

Please find below our responses and answers to the conditions and informatives that were laid out in our Planning Decision Notice.

Please can you let us know if these details satisfy your requirements.

many thanks,

Amanda & Steve Booth

80 Oakwood Road, Maidstone. ME16 8AL

Condition 1: Development Commencement

Ground Work has commenced.

Condition 2: Approved Plans

The development will be in accordance with the approved plans.

Condition 3: Building External Surfaces

Roof Covering: The roof covering is Novatik Dark Slate. Please see attached details from the manufacturers' website.

Exterior Wall Coverings: The external walls will be clad in 'Waney Edge Larch' with bark on, 25mm thick. Please see attached image.

Windows & Doors: The windows and doors will be uPVC double glazed units. The colour of the frames/surrounds will be Anthracite.

Condition 4: Dwelling Sub-Division

Condition accepted.

Condition 5: Biodiversity

We will be placing the following items within the garden to promote the biodiversity:

- Bat Boxes will be attached on the annex gable wall.
- The side boundaries of our garden are fenced using close-board fencing & barge boards. We have deliberately retained the sweet chestnut paling fence to the whole of the rear boundary to allow small creatures to pass. We will make Hedgehog corridors through fence barge-boards.
- Bug Hotels: we currently have a very large bug-hotel made from 3 pallets, and we will build a second one.
- Dead wood piles will be added to one sunny location and one shaded location.
- A broken brick pile, approximately 100 bricks, which will provide habitat for all sorts of creepy crawlies.
- We currently have one 'mini-pond' and will install a second as we have breeding frogs in the garden.

Condition 6: Energy Efficiency

We are expecting to use an Air-Source Heat pump to provide heating and hot water for the annex. We are in discussion with two companies regarding this (Igloo Energy (Midea/Samsung Heat Pumps) and Solaris Energy (Valliant Heat Pumps)). If this is not possible we will fit intelligent smart electric radiators.

We currently have 2.4kW of Solar PV Panels on our house roof, and plan to add up to a further 2.3kW.

Igloo Energy have been provided with the annex specifications, and they estimate that the annual energy usage to be 15,000kW.

Our existing 2.4kW PV Solar Panels generate approximately 2100kW per year which is in excess of the 10% specified. With the additional solar panels we should generate in excess of 25% of the annex annual usage.

Informative 1: CIL Liability

CIL Liability documentation has been submitted to the Council. 100% relief has been granted against the levy.

Informative 2: Building Regulations

Application has been made to Maidstone Borough Council Building Control regarding the construction of our annex. Several visits by the Building Control Officer have already been made.

Informative 3: Environmental Protection Act 1990 Part III with regard to noise
Understood.

Informative 4: Heating (Heat Pump)

We are expecting to use an Air-Source Heat pump to provide heating and hot water for the annex. We are in discussion with two companies regarding this (Igloo Energy (Midea/Samsung Heat Pumps) and Solaris Energy (Valliant Heat Pumps)). If this is not possible we will fit intelligent smart electric radiators.

We currently have 2.4kW of Solar PV Panels on our house roof, and plan to add up to a further 2.3kW.

Igloo Energy have been provided with the annex specifications, and they estimate that the annual energy usage to be 15,000kW.

Our existing 2.4kW PV Solar Panels generate approximately 2100kW per year which is in excess of the 10% specified. With the additional solar panels we should generate in excess of 25% of the annex annual usage.

Our biomass burner is intended as a fully independent heating source in case there is an interruption to the mains electricity supply, as if there were an interruption to the mains electricity supply, neither a heat pump, electric radiator or solar PV would function.

Informative 5: Bat Tubes

We have purchased two Beaumaris WoodStone Midi Bat Boxes to fit on the annex gable wall.

Informative 6: Obscure Glazing

As soon as the annex has been constructed, we will assess the outlook from the two flank windows, and will obscure the glazing where privacy could be compromised.

----- End of Message -----