

Proposed Dwelling Fimra, Hutton Moor Lane, Weston-super-Mare Planning Statement

The Site

The site comprises part of the garden of Fimra – a two storey, dormer chalet bungalow dwelling. There are outbuildings already located on the site.

The Proposal

The proposal is to construct a two storey, two bedroom dormer chelt bungalow dwelling for part of the family in residence at Fimra.

The site falls within the settlement boundaries and J21 Enterprise Zone of Weston-super-Mare as defined in the Sites and Policies Plan Part 2.

The adjoining land has been identified as suitable for residential development.

Design and Access

The building has been designed to reflect the low rise nature of development along Hutton Moor Lane. It is a chalet bungalow with dormer windows – similar to the existing adjacent property, Fimra.

The house has been orientated to face the highway and, therefore, there are no windows facing Fimra. The first floor windows face the railway line and the open space to the south. The amenity space for Fimra is sufficient with a minimum distance of 7m between the boundary and Fimra. It is proposed that the external walls will be rendered blockwork, the windows and doors upvc and the roof clad with double Roman tiles.

Access is from Hutton Moor Lane. The house will be the final house on the lane and will not be subject to passing traffic. There will be two off-road parking spaces provided to the West of the property. Pedestrian access will be via a ramp to the front door and there is amenity/garden space to the north and west of the dwelling.

It is appreciated that the plot is adjacent to the railway line and as a consequence of this, it is intended to erect a solid timber, acoustic fence along the northern boundary and incorporate sound deadening glazing and baffles to north-facing windows.

Energy/Sustainability Statement

Sustainable Energy

Solar Hot Water (Thermal)

Solar water heating systems are one of the more familiar renewable technologies used at the moment. They use energy from the sun to heat water, most commonly for hot water needs. There is a south facing roof on which panels can be located

Wind

A wind turbine in this location is not feasible.

Photovoltaic Panels

Photovoltaic Panels convert sunlight directly to DC electricity. There is a south facing roof on which panels can be located

Biomass Heating

This usually relies on the combustion of wood in treated or untreated forms. This system is not suitable for this site due to use, space and maintenance issues.

Ground Source Heat Pumps

These use long shallow trenches to take low grade heat from the ground and compress it to create higher temperatures. There is insufficient space on the site to accommodate this.

Air Source Heat Pumps

Air source heat pumps take low grade heat from the air and compress it to create higher temperatures. There is sufficient space on the site to accommodate this.

Proposed mitigation and energy

- Fabric insulation standards (including glazing), and air-tightness, will meet or exceed current Building Regulations Part L standards.
- Attention will be paid (where possible) to minimise thermal bridging and air leakage at junctions.
- Where supplied, white goods will be energy efficient (A+ or A rated).
- 100% efficient direct acting boiler.
- 100% low energy lighting
- 100% draft proofing.
- Ground floor U-value of 0.22 W/m²K
- Glazing U-value of 1.6 W/m²K
- Doors U-value of 1.8 W/m²K

Materials

- Consideration will be given to using materials and construction that have a low environmental impact. Such as those achieving an A+ or A rating under BRE's Green Guide.
- Where possible, materials will be chosen that are responsibly sourced (such as FSC timber) recycled or reclaimed.

Water Use

- Indoor water use will be restricted by use of fittings with lower flow rates and will achieve under 125L/P/Day as per Part G 17k.

Waste

- The contractor will be obliged to produce a Site Waste Management Plan (SWMP) to set targets and monitor to reduce waste and divert from landfill.
- The dwellings will incorporate dedicated general waste and recyclable storage in accordance with North Somerset Council's collection.

Health and Wellbeing

- Key rooms have good levels of daylighting, and décor will enhance this – reducing the need for artificial light.

Ecology

- Any existing features of ecological value will be protected during construction

Sustainable Drainage Strategy

It is intended to introduce rainwater harvesting by means of water butts on downpipes. The excess water will be piped to a soakaway on the western side of the house.

New hard surfaces will be of porous material such as gravel or open jointed paving.