

## **Planning, Sustainability, Refuse & Climate Change Statement**

Proposed change of use of the existing building to 1No dwelling (C3), with external alterations including addition of pitched roof, following demolition of part of the building

Prepared by:

Mr James W Mainwaring (JWM Design & Planning)

34 Sheep Hill Lane,

New Longton

Preston.

## **General Background & Planning History**

This supporting statement has been produced by JWM Design & Planning for the proposed erection of 1 No detached dwelling.

It is the intention of Mrs Cerami to apply for 1 No detached dwelling, the design of which is set out in the accompanying plans.

## **Site Location**

The application site is a building situated on the southern side of Tan Yard Road/Catterall Gates Lane, Catterall. The site is in the settlement boundary, Flood Zone 1, an SSSI impact zone, and has a Public Right of Way to the front.

## **Proposals**

It is proposed to construct 1 No detached 'bungalow' style dwelling, as set out in the accompanying plans.

The application site sits to the adjacent to residential units.

Sections of glazing on ground levels will enable solar heat gain to be achieved.

Careful consideration has been under taken by the applicant and Mr James Mainwaring (agent) in the design process of the dwelling.

## **Climate Change**

### **Sustainability statement of intent**

The proposed dwelling will be constructed using materials that are both sustainable in their creation and will be locally sourced wherever possible to eliminate the need for long distance deliveries, reducing the 'hidden footprint' of the construction materials.

The white goods and electrical appliances are to be or a grade A or higher and LED lights are to be used throughout the property to reduce both energy and water consumption.

Insulation to all external walls, roof and floors is to be provided to meet the Building Regulations standard or higher.

Where possible, use of public transport via the local bus route will be promoted along with cycling to reduce the impact of everyday use of a vehicle.

The gardens to the side will be planted in native species to promote the flora and fauna of the vicinity. The existing shrubs to the new entrance will be trimmed to a maximum height of 1m, to provide a clear visible access/egress for the new property.

## **Energy Statement**

The purpose of an Energy Statement is to assess the potential savings in energy and emissions that can be made by improvements in building standards as a way of showing that the contractor is taking steps to build an environmentally conscious dwelling.

The aim is to use 2022 Part L Building Regulations U value as a benchmark to achieve a suitable CO<sub>2</sub> emission reduction. This primary purpose of this Statement is to address local planning policy and conditions relating to the residential development at the application site.

The statement supports that the development will incorporate several energy demand reduction measures and Air Source Heat Pumps (ASHP) are sufficient to meet Part L 2022 regulated CO<sub>2</sub> emissions, and the ASHP will be sized so as there is a reduction in CO<sub>2</sub> emissions using renewable energy against the equivalent Part L 2022 Target Emission Rate baseline.

The statement sets out a fabric first approach to sustainable construction, demonstrating that improvements in insulation specification, a reduction in thermal bridging and unwanted air leakage paths and further passive design measures will ensure that energy demand and consequent CO<sub>2</sub> emissions are minimised.

A range of potentially appropriate technologies have been assessed for feasibility, concluding that Air Source Heat Pumps (ASHP) constitute the preferred technology for this site.

SAP calculations will be carried out if this application is successful. SAP Calculations will demonstrate that by implementing the described efficiency and renewable measures the total reduction in regulated CO<sub>2</sub> emissions for each dwelling will give a saving of over a Part L 2022 compliant scheme whilst also meeting Wyre Borough Council's Conditions.

## **Waste Management, Refuse and Recycling Statement**

Both the grey general waste, along with the red/blue/green recyclable waste bins are to be stored on site to the rear/side of the property or within the curtilage and collected fortnightly by Wyre Borough Council.

The proposed dwelling will have space for the following minimum waste provision:

1 x 240ltr grey refuse bin;

1 x 180ltr cans and glass recycling red bin;

1 x 180ltr paper and cardboard blue recycling bin;

1 x 240ltr green garden waste bin (if required).

On collection days, the bins will be brought to the kerbside of Catterall Gates Lane,

for ease of emptying.

## **Drainage**

The Environment Agency require that, for the range of annual flow rate probabilities, up to and including the 1% annual probability (1 in 100 year event) the developed rate of run off into a watercourse should be no greater than the undeveloped rate for the same event.

A detailed design stage percolation test will be undertaken to ascertain if soakaways are feasible. Until such time it is proposed that surface water run-off will be restricted to existing rates and connected into existing sewers serving the existing application site.

## **National Level**

The core planning principal within the National Planning Policy Framework (NPPF) is that there should be 'presumption in favour of sustainable development'

Paragraph 7 of the NPPF identifies that planning should perform the following three roles in the delivery of sustainable development:

'an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'

The buildings will be designed with sustainability in mind & will be constructed to meet the requirements of Part L of the Building Regulations, Compliant to Code Level 4 for Sustainable Homes.

The following features will be included:-

- Driveways, paths & paved areas to have sub-bases to allow natural drainage into the ground

- Rainwater will be attenuation based.
- Energy efficient air source heat pumps.
- High degree of insulation to roof, walls & floor

## **Access**

Proposed access into the application site will be achieved by an existing access point located as set out in the accompanying site plans.

It will be the intention of Mrs Cerami to fully comply with current regulations and methods of best practice.

The design of the scheme with regards to access has been developed with reference of Part B (Fire safety), Part K (Protection from Falling, Collision, and Impact) reference to the Disability Discrimination Act.

The ground levels within the proposed building are to be level throughout and are to be designed to current access and mobility standards as required by current Building Regulations.

Furthermore, and in accordance with Appendix D of the Publication Local Plan, all dwellings on the proposed site meet the minimum requirement of one or more off-road car parking spaces.

## **Conclusion**

The proposed development is considered to constitute sustainable development and there would not be any visual harm as a result of the scheme due to the surrounding developments.

The proposed dwelling will be constructed using materials that are both sustainable in their creation and will be locally sourced wherever possible to eliminate the need for long distance deliveries, reducing the 'hidden footprint' of the construction.

The white goods and electrical appliances are to be or a grade A or higher and LED lights are to be used throughout the property to reduce both energy and water consumption.

Insulation to all external walls, roof and floors is to be provided to meet the Building Regulations standard or higher.

Where possible, use of public transport via the local bus route will be promoted

along with cycling to reduce the impact of everyday use of a vehicle. The gardens to both front and rear will be planted in native species to promote the flora and fauna of the vicinity.

There are multiple benefits of the scheme which include significant social and economic benefits. It is considered that the proposed development is acceptable in terms of both national and local plan policies and that the proposal represents a sustainable development in a sustainable location and as such should be supported by the LA.

