

PLANNING STATEMENT

Proposed Extension and Garden Room 5 Cragdale Settle BD24 9HX

SUSTAINABILITY

The proposal is to construct a single storey extension to form a sitting room to the existing house. A second element of the application is to construct a detached garden room which will incorporate a cycle store.

The extension and garden room will be constructed and insulated to current Building Regulation requirements. The extension will be heated by the existing gas fired central heating system and the garden room will accommodate a wood burning stove.

The proposed extension will have construction that includes climate change mitigation measures by improving the conservation of fuel and power of the existing dwelling.

The design will lower the heat loss that occurs from the current fabric of the building by upgrading the existing building fabric. The new extension will have higher insulation levels than the existing construction therefore reducing heat loss in these areas.

All lighting both internally and externally will be LED with external lighting to extinguish automatically when not required.

The proposed extension will reduce energy consumption for the whole property by providing the measures outlined above and complying with the minimum requirements of Part L1B of the Building Regulations.

The design and construction of the proposals will use energy efficiently from the national grid by providing an insulation in excess of the current Building Regulation requirements.

BIODIVERSITY

Bird boxes will be fitted in three locations in the existing rear garden of the property.

PROTECTED SPECIES SURVEY AND REPORT

The single storey section of the building to be extended is a pitched roof covered with tightly fitting blue slates. The eaves is formed with a fascia and soffit board.

There are no entry points into the roof construction and therefore it is unnecessary for a protected species survey to be undertaken.