

Planning Statement

for

Demolition of existing 2no. semi-detached houses and
replacement with 2no. new semi-detached houses at:

1 & 2 Stapeley Farm Cottages

Date: 21 November 2023

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1 Site Location

The site is located at Stapeley Farm on Long Lane. The site (i.e. the area within the planning application boundary) has an area of 1,600 m². The site lies wholly within land owned by the applicant.

Photos of the existing 2no. semi-detached houses are shown below:



Existing 2no. semi-detached houses (front) Existing 2no. semi-detached houses (rear)

2 Current Condition of Existing Houses

The current houses are in an inhabitable condition. No-one will live in these houses again due to the current condition. The houses were built with very little foundations and no cavity walls.

The result of this over the years is movement in the walls, external cracks, rising damp throughout the house, ceilings falling down, damp issues on the second floor, mould that can affect your health and extremely bad energy efficiency.

The EICR for one of the houses failed because there was water in some sockets and light switches. The electricity to both houses has now been cut off.

As a nice side story, if you like roses in your house, why not let them grow from the outside. Nature finds a way, and rose vines have now made their way through external cracks in the house and into the old living room:



Some examples of damp and mould in the house:



3 Energy Performance of Existing Houses

As mentioned, the construction of the existing houses means the energy performance of the houses is inadequate. The existing walls are of solid construction (i.e. there is no cavity) and there is no insulation in the floor. The presence of damp throughout the houses negatively affect the energy efficiency, as moisture can significantly affect the levels of heat loss. Heating the house is through an oil boiler.

The Government's new EPC Regulations require that new tenancies must have an EPC rating of C by 2028.

The construction and build quality of the existing houses means it is not feasible to make adjustments to the existing property to meet the requirements of the Government's new EPC Regulations.

4 Improvements?

It makes no financial sense to improve these properties. Hundreds of thousands of pounds could be spent on improvements, and the building would still be left with it's core issues. It would still have inadequate foundations, solid walls, damp throughout and a really bad layout.

Please look at the existing plans, and imagine going to the toilet in the night from bedroom 1 (and back). Note that there are two significant level changes on the ground floor from the stairs to the toilet.

The building is fundamentally flawed for the modern day and modern standards. The electricity has been cut off; the water has been cut off. There will be no money spent on improving the current houses.

A re-build will mean two more houses available in the district, built to a high standard. The alternative is that the current houses are left to rot and ruin.

5 Proposal

New buildings & Layout

It is proposed to demolish the existing 2no. semi-detached houses and replace them with 2no. new semi-detached houses that will meet the Government's new EPC Regulations.

The new houses will be very well insulated, with insulation in the floor, within the cavity walls and in the roof, where there'll be 300mm of roof insulation.

The oil boiler will be replaced with an air source heat pump.

The houses will be built to the National House Building Council (NHBC) Guidelines, which recommend a minimum floor to ceiling height of 2.3m. It will also be built to The British Standards code of practice for tiling and slating.

The design of the proposed buildings is based on the above industry recommendations.

A proposed Site Layout plan is provided with the submitted planning documents.

Drainage

Rainwater from roofs will be collected via gutters and discharged into a soakaway.

Foul water will be discharged into an existing septic tank.

Access

There are currently 5no. existing on-site car parking spaces, 2no. parking spaces for 1 Stapeley Farm Cottage and 3no. parking spaces for 2 Stapeley Farm Cottage, accessed from Long Lane.

1no. additional car parking space is proposed for 1 Stapeley Farm Cottage

The location of the on-site parking spaces is shown on the Site Layout plan.

Waste collection

Waste collection already occurs at the site for the existing residential dwellings. Waste collection for the proposed dwellings will therefore operate in the same way as for the existing dwellings.

The black wheelie bin for household waste and the blue bin for recycling will be stored within the garden area of each dwelling. The proposed location for the bins is shown on the Site Layout plan.

Residents will be responsible for placing the wheelie bins at the road side on collection days.