

Waterside Cottage
Milestone Close
Ripley
GU23 6EP

Justification for Approval Based on Embedded Carbon Loss

Further to the issue of the Approval of Certificate of Lawfulness of proposed development: 23/P/01472 dated 16/10/2023.

The proposed development included the demolition and rebuilding of a gable end approximately 7.50m high, 3.50m wide and 0.65m deep and the associated foundations to comply with the permitted development requirement for extensions not to exceed 3m from the original external rear wall.

We anticipate most of the demolition materials being reused, however the rebuilding will involve the additional expenditure of 1.3t of CO₂e as the calculation below.

We note that within the council's Climate Change, Sustainable Design, Construction and Energy Supplementary Planning Document September 2020, Policy D2 calls for sustainable design and the most sustainable design is reusing the existing structure as opposed to knocking it down and rebuilding.

We are aware that the property is on green belt land and that there are restrictions on building however it is noted within the Council's Draft Green Belt Supplementary Planning Document February 2023 the following:

4.4 Occasionally applicants may seek to justify very special circumstances by way of demonstrating that there is a 'fall back' position. A fall-back position relates to an alternative proposal that could be reasonably achieved, be that one which already has extant planning permission (although is not yet implemented) or one which is permitted development that could be undertaken under permitted development without the need for planning permission. In assessing such a proposal, the Council will first determine whether there is a realistic alternative that is capable of being implemented and if so whether this alternative proposal is more harmful than the proposal being considered under very special circumstances. If the outcome of this assessment concludes that there is a more harmful alternative proposal, then the fallback position is capable of being a material consideration. However, in determining the level of weight that this should be given, the decision maker will need to assess the likelihood that the alternative proposal would be implemented. If the alternative proposal is not a realistic alternative, then this will be given less weight in determining the application.

As noted above we already have a Certificate of Lawfulness and we have the funds and are going ahead with the works. In fact, we started the design and planning procedure several months before we purchased the property as we believe the works will greatly improve the living space and provide a more aesthetically pleasing view from the rear of the property.

Currently the property has an old gas boiler and we plan to replace this with an air source heat pump, the extension will enable us to replace the radiators in a number of areas with under floor heating which work a lot better with an air source heat pump. The property already has a number of solar panels and a battery and we intend to increase both the number of panels and the size of the battery so that we will be net exporters of energy.

We believe the additional expenditure of Co2 demolishing the rear gable end wall and the existing Certificate of Lawfulness create very special circumstances which should enable planning permission to be granted.

Calculation

Brickwork					
	3.50				
	<u>5.00</u>	17.50			
	3.50		gable		
	2.50				
	<u>0.50</u>	4.38			
Ddt		21.88			
	3.00		windows		
	<u>2.20</u>	-6.60			
	1.50				
	<u>2.00</u>	-3.00			
		12.28	38	co2/m2	466.45
Blockwork (say)		12.28	12	co2/m2	147.30
Plaster (say)		12.28	3	co2/m2	36.83
Insulation (say)		12.28	30	co2/m2	368.25
Concrete foundations					
	3.50				
	0.60				
	0.60	<u>1.26</u>	1.26	280	co2/m3
					352.80
					<u>1,371.63</u>
					co2

Source ICE Database V3.0 10 Nov 2019