

41 Mayfield Drive CV8 2SW

Policy NZC4 Statement.

Policy NZC4: Existing Building All developments should demonstrate a consideration to sustainable construction and design in accordance with Local Plan Policy CC1 'Planning for Climate Change Adaptation'. All development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures where appropriate:

- a) using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures.

The proposal is a rear ground floor and side two storey extension to an existing dwelling where there is no scope to alter the orientation of the project. However, by removing the current rear large conservatory the house will have reduced summer temperatures and no need to run the present cooling fans. The installation of solar glazing in the rear extension will mitigate against rising temperatures and lead to less energy use in the house to provide summer cooling. Construction materials will match present building regulation standards – to achieve a suitable U value for insulation. Thereby reducing space heating costs .

- b) optimising the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading, in accordance with Policy NE1; 103

Although the existing dwelling is not within a local flood risk area it should be noted the two-storey extension has the same foot print as the existing single storey garage and utility room whilst the rear ground floor extension is in large part a replacement of the conservatory and paved area foot print. So there is no significant measurable increase in surface water run off – which is currently lead by private water drains ultimately to a suitable water course outlet. No increase in flooding risk.

- c) incorporating water efficiency measures, encouraging the use of grey water and rainwater recycling, in accordance with Policy FW3.

Whilst the proposal will not increase the current kitchen, utility and ground floor WC grey water, there is an additional ensuite provision at first floor. The discharge of grey water to the house private foul drain by using water will be reduced by using flow reduction taps to all new sink, basin, and bath. The owners will consider the use of some rainwater recycling by use of capture of roof water to storage barrel/s with overflow back to the storm drainage. Captured rainwater used for garden purposes.

- d) minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures including SuDS in accordance with Policy FW2. Applicants will be required to set out how the requirements of the policy have been complied with including justification for why the above measures have not been incorporated. In addition, all development should consider alternatives to conventional fossil fuel boilers. This should be explored through a Low/Zero Carbon assessment of low carbon energy supply options within the submitted application documents.

The dwelling is believed to be located in a low flood risk area – the need for SUDS measures not a proportionate response for the small increase in impermeable area created by the proposal. However, the owner will consider the use of rainwater storage from roofs for garden use.

The owner will have the existing gas condenser boiler set up assessed to serve the increased space heating requirements. Should the boiler not be adequate for the additional load the owner will consider alternatives to conventional fossil fuel boiler replacement if that is an economic option. Building Regulation approval will require a maximum flow water temperature if a new gas boiler is used.