General

Planning Statement

Application Site:

9 Ducks Meadow
Marlborough
SN8 4DE

Date:

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Produced by:

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1. Introduction

This Planning Statement accompanies a planning application for a proposal for the above property. It is not a standalone document and should be read in conjunction with the attached accompanying documents and drawings.

As detailed in our covering letter, we encourage the Decision Maker to review the full application documents and contact us at the earliest available opportunity to discuss any concerns or requests for further information. This will hopefully expediate the decision-making process and help to alleviate some of the burden currently placed on the nationwide planning system.

A time extension will normally be agreed to if required.

2. The Application Site

- **Existing Use**

The existing property is located within an established residential area of Marlborough. The property is a purpose built semi-detached residential dwellinghouse under Use Class C3 that currently offers accommodation with 3 bedrooms arranged over two storeys.

- **Planning Constraints**

The application site is not classified as Agricultural land and it is not a Listed Building. The application site does lie within the AONB.

3. Planning Policy Context

- **Policy Assessment**

The proposal has been assessed against the latest update of national and local policies, including:

  - National Planning Policy Framework (NPPF) – July 2021
  - National Planning Practice Guidance (NPPG)
  - The adopted Borough Local Development Plan and its Supplementary Planning Documents
  - Borough Design Code

The application is considered to have been positively prepared in accordance with the national and local requirements to assist the Decision Maker and improve efficiency and effectiveness of the planning application system for all parties.

4. The Proposal

As detailed on the accompanying drawings, the proposal seeks to construct a two storey extension to the property to provide further living accommodation for the occupants. It also seeks to partially excavate the garden to provide off road parking with a modest car port.

- **Scale and Massing**

The proposed works are considered to be sympathetic to the host building and of an appropriate scale for the surrounding neighbourhood.

- **Parking Provision**

The property has some parking spaces within the curtilage however the proposal will provide for further off-road parking for the occupants.

- **Access and Accessibility**

Access to the existing dwelling will remain unaltered. It is accessible to all emergency vehicles, refuse collections and has suitable connections to water and waste supplies.

- **Cycle and Refuse Storage**

The property has storage for waste and recycling, as well as cycles as appropriate.

- **Good Design**

The proposal is considered to reflect both local design policies and government guidance on design to achieve better places in which to live and work. It will help to raise the standard of design within the area and is considered to fit with the overall form and layout of its surroundings.

- **Sustainable Development**

The application site lies within a sustainable location and the proposal is not considered to have an adverse impact on the continued sustainability of the surrounding area.

- **Safe Neighbourhoods**

The application site is sited within a safe neighbourhood and the proposals are not considered to have any adverse impacts to the safety of the area.

5. Impact Assessments & Mitigation Measures

- **VISUAL IMPACT**

The design principles have been carefully considered to ensure that the proposal maintains the character of the area, including the vernacular architectural styles in the immediate and wider enclaves.

The proposal uses materials that are either matching or complementary to the existing building to reduce any potential impacts on the surrounding area. The increase in footprint or volume of the proposal reflects the scale and massing of the neighbourhood and is not considered to have a negative impact on the local area.

- **NEIGHBOURHOOD IMPACT**

Throughout the design concept, careful consideration has been given to neighbouring properties to ensure that impacts are minimal.

The scale is considered appropriate to prevent any potential overshadowing so that there is no loss of natural daylight or sunlight on the immediate neighbours.

The proposal has been designed to ensure there are no aspects that could impact on the private amenity of adjoining properties.

- **ECOLOGY AND BIODIVERSITY IMPACT**

The "3 Tests" have been assessed against Schedule 2 of Conservation of Habitats and Species Regulations 2010 (as amended) and Annex 2 Habitats Directive. The proposal is not considered to affect the integrity of the site:

- The application site is not protected under International Importance
- The application site is not protected under National Importance
- The application site is not protected under Local Importance

The accompanying Biodiversity Checklist confirms that the application site is not within any areas that carry a risk of impact to smaller wildlife habitats.

Tree and Hedge Protection:

The application site does not contain any protected or notable species of trees and there are no mature or protected hedgerows within the curtilage.

An Arboricultural Survey should not be required for the application.

Wildlife Triggers:

The application site is not within 400m of any ancient woodland, fresh water ponds or grasslands. It is not situated within any know protected sites.

A Wildlife Trigger Report should not be required for the application.

Biodiversity:

The Proposal does not fall within the requirements of Biodiversity Net Gains (BGNs).

Measures to avoid, mitigate, compensate, enhance or manage wildlife features have been reasonably taken which include:

- Maintaining the current environmental conditions such as temperature, availability of natural light, prevailing winds and existing ground conditions
- Providing underpasses in boundary fencing to enable movement of small animals between habitat sites
- Removal of any non-native species to the benefit of native species
- Installation of bird and bat nesting boxes within the curtilage
- Creation of suitable landscaping within urban gardens to encourage species such as butterflies, bees and small birds
- Use of Soakaways for rainwater drainage

Measures to avoid and manage potential impacts on wildlife features will been taken. These include but are not limited to:

- Prior to the commencement of any works, the existing property and its neighbouring properties will be inspected for the presence of protected species
- Should evidence suggest that there is a likelihood of notable or Priority species within the vicinity, a competent person with suitable qualifications, licenses and experience will be engaged to determine if there are any likely impacts
- No works will take place until appropriate measures have been completed as recommended by the competent person

The proposal will not adversely affect the integrity of the site for protection, enhancement or management of wildlife.

A further Habitats Regulation Assessment (HRA) or Preliminary Ecological Appraisal (PEA) should not be required for the determination of this application.

- **CLIMATE EMERGENCY IMPACT**

The world has committed to decarbonise by 2050 and we are legally-bound to reduce the carbon emissions from buildings, transport and industry. The UK currently has over 28 million homes in occupation that were constructed to old building standards. It is estimated that over 24 million of these homes will still be in occupancy in 2050. The built environment is responsible for approximately 40% of the UK's current emissions.

Energy Efficiency:
The existing property was constructed to moderate building standards and is therefore classed as having low energy efficiency. Poor energy efficiency ultimately leads to an increase in the use of fossil fuels to create an optimal internal temperature throughout the year. It is also the main trigger of fuel poverty which may cause health implications and ultimately lead to preventable death.

It is widely reported that properties constructed prior to the recent Building Standards experience considerable unwanted heat losses apportioned as 35% through poorly insulated exterior walls, 25% through insufficient roof insulation, 15% through poorly fitted entrance doors and 10% through low performance fenestration and 10% through ground floors.

The proposal will ensure that the fabric of the building is constructed to the latest Building Standards recently upgraded to include higher levels of insulation. This will result in a more energy efficient building that will require overall lower levels of mechanical heating and cooling systems, prevent overheating and reduce the carbon emissions through use of fossil fuels. Further Retrofit works to the existing structure will be installed in due course as required for the individual property to ensure that the legally-binding Carbon Zero targets are met.

Renewable Energy Systems:
The proposal does not include for the installation of renewable energy as part of the application.

The Fabric First Approach is the correct sequence of upgrading our existing buildings to meet Carbon Zero targets. The global method seeks to increase the level of insulation and airtightness of the thermal envelope as the priority so that the amount of energy required is reduced. A smaller renewable system can therefore be installed as part of a later phase.

Recommended Climate Mitigation Measures:
Measures to manage and mitigate Climate Change have been introduced where appropriate for the proposal and for future upgrades to the property. These include but are not limited to:

- To reduce carbon emissions, the thermal insulation will be upgraded to modern standards increasing the overall energy efficiency of the property and reducing the use of mechanical heating and cooling systems to obtain required internal temperatures
- Unwanted air leakage through key junctions on the existing property will be examined and mitigated as part of the proposal. This includes ensuring a continuous thermal envelope is present, all penetrations through the building envelope are suitably sealed with airtight tapes and grommets, and high risk airtight areas such as doors and windows are correctly fitted

- All new construction will include overlapping insulation to create a continuous thermal envelope, appropriate use of airtight membranes and suitably taped penetrations to achieve a high quality and energy efficient property
- New fenestration will be installed with higher performing sealed units to reduce the temperature difference between internal and external surfaces thus reducing the requirements of mechanical heating and cooling systems to obtain the optimal internal temperature
- All new fenestration will be installed with trickle vents to provide a source of natural ventilation to the interior reducing the growth of mould and bacteria
- Using the Fabric First Approach, low carbon heating and cooling systems can be successfully installed including Air Source or Ground Source Heat Pumps
- Renewable energy systems including PV Solar collectors and battery storage will be installed as appropriate
- To reduce the consumption of water and appropriately manage waste water, water efficient fixtures and fittings will be installed including sanitaryware and water outlets in accordance with Approved Document G. This will include aerators on taps and showerhead outlets to reduce the household consumption rates and installation of low/dual flush WCs to reduce the outflows to the local foul water systems. Inline flow limiters will be used where fittings do not achieve the required flow rates.
- Rainwater harvesting will be installed using 200L domestic water butts fixed to rainwater outlets, with a suitable overflow connection.
- All new rainwater systems will be fed to an appropriate soakaway system as required by the Building Control Officer
- Flood risk measures will be introduced as detailed below to prevent damage to the property and surrounding areas
- A full Climate Emergency Mitigation Checklist for Householders will be provided to occupants to enable a suitable retrofit programme can be carried out successfully as required

Carbon Footprint:
Where possible, all materials will be sourced locally and installed by local contractors, reducing the need for transportation as much as possible. All timber products will be FSC certified from sustainably managed sources, and the use of natural insulation products have been incorporated into the scheme.
Where possible, low-embodied carbon alternatives will be used with a low GWP.

The proposal is therefore seen to have a positive impact on Climate Emergency.

- **NOISE IMPACT**

Construction Works:
Noise levels for the construction phase will be kept to the minimum to avoid disturbance to neighbouring properties and will working times will be strictly adhered to.

Sound Transmittance:
The proposal is not considered to have a negative impact on the transmittance of noise to neighbouring properties.

- **FIRE SAFETY IMPACT**

The design incorporates appropriate safety measures for the protection of occupants in the event of a fire within the property. This includes the installation of an interlinked smoke and heat detection system and installation

of fire doors where necessary and will form part of the Building Regulations application stage.

Measures to provide safe egress from the property with a protected passage to the exterior have been included as standard practice to comply with the latest Fire Safety Regulations.

The proposal is not considered to have any adverse impacts through the spread of fire to neighbouring properties.

London Plan Fire Safety Policy D12(A):
The proposal is considered to meet with the London Plan Fire Safety Policy D12(A). Further details are included as part of this statement if required.

- **FLOOD RISK IMPACT**

The accompanying Flood Risk Report confirms that the application site is located within the Environment Agency's Flood Zone 1, where it is at low risk of potential flooding from natural watercourses.

In order to avoid or minimise any sources which could contribute to potential flooding in the future, the proposal will incorporate flood proofing, resilience and resistance mitigation measures including:

- SuDS drainage measures will be installed around the property to reduce the risk of surface water flooding in extreme conditions as required by Building Regulations. These will include soakaways to all new and existing rainwater connections
- Permeable landscaping materials will be used throughout the proposal as appropriate
- Appropriately sized waterbutts will be installed to new or existing rainwater systems with overflow connections leading to soakaways to encourage rainwater harvesting
- Electrical sockets will be raised to levels required under Building Regulations and NICEIC Regulations
- All new finished floor levels will match the existing levels at the minimum

A Sequential Test, Flood Modelling, Screening or FRA report should not be required for this proposal.

The proposal is not considered to have a negative impact on flood risk to either the existing property or surrounding area.

- **HERITAGE ASSET IMPACT**

The application site lies within the Wiltshire AONB where the overall wider character is offered protection. The existing property is not a Listed Building in its own right, nor within the curtilage of a Listed Building. The property is of modern construction and unlikely to be seen as a Heritage Asset in its own right.

The enclave consists of modern residential properties that have been subject to alterations in recent years, and the property itself is of contemporary design. The impact to the AONB Heritage Asset is considered to be minimal with no detrimental effects on the wider surroundings.

6. SUMMARY

The proposal has been designed to meet all local and national design guides and to minimise all potential impacts to the surrounding area. The new construction will meet all current Approved Documents for building standards in force including upgrading the current building fabric to increase the overall energy performance.

The design has been chosen to reflect the individual character of the area, using materials that will be sympathetic and in keeping with the overall character of the area.

The impacts to the existing neighbourhood have been minimised in terms of scale and massing, privacy and visual appearance, and the impacts to the surrounding ecology is considered to be minimal and acceptable.

We hope that the proposal meets with your approval.

Arkiplan

For and on behalf of

Arkiplan Architectural Ltd