General

Planning Statement

Application Site:

56 Leafield Crescent, South Shields, Tyne and Wear NE34 6JQ

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 the residential area of South Shields. It is a semi-detached residential dwellinghouse under Use Class C3 and currently offers accommodation with 3 bedrooms, one currently used as a study.

3. DESIGN CONCEPT

The proposal seeks to construct a single storey rear extension & single storey side extension to provide further living and accommodation for use by the occupants. The proposal has been carefully designed to ensure there is minimal impact on the surrounding area:

- **Scale and Massing**

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

- **Parking Provision**

The proposal allows for off-street parking within the curtilage of the property or in designated parking spaces.

- **Access and Accessibility**

Access to the existing office 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 proposal has allowed for storage of waste and recycling, as well as cycles as appropriate.

4. IMPACT ASSESSMENTS

- **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.

- **Ecological Impact**

The proposal is considered to be minimal in terms of impact to biodiversity, wildlife and ecology:

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.

A survey should therefore no 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 therefore not be required for the application.

Works to the existing property and its neighbouring properties will be inspected prior to the commencement of any works for the presence of protected species. Should evidence suggest that there may be notable or Priority species within the vicinity, a suitably qualified consultant will be engaged to determine if there are any likely impacts.

Biodiversity:

The accompanying Biodiversity Checklist confirms that the application site is not within any areas that carry a risk of impact to smaller wildlife habitats. The Proposal does not fall within the requirements of Biodiversity Net Gains (BGNs).

The installation of bird and bat nesting boxes within the grounds have been encouraged where appropriate, as well as the creation of suitable landscaping to urban gardens to encourage species such as butterflies, bees and small birds.

- **Climate Emergency Impact**

Energy Efficiency:
The existing property was constructed to low or moderate building standards and is therefore classed as having poor 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 also trigger fuel poverty which may cause health implications and ultimately lead to preventable death.
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 lower levels of mechanical heating and cooling systems, prevent overheating and reduce the carbon emissions through use of fossil fuels.

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 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.
Electric Vehicle Charging points will be installed as part of the Building Regulations 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 in to the scheme.
Where possible, low-embodied carbon alternatives will be used with a low GWP.

- **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.

- **Protection From Fire**

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 as part of the Building Regulations.

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):

For properties falling with the London Plan Fire Safety Policy D12(A) the provisions for escape and fire protection have been considered for the proposed works in line with the Policy to ensure the safety of all building users:

Outside Space, Access & Escape
We can confirm the property has suitably positioned unobstructed outdoor space for fire appliances to be located on and suitable for use as an evacuation assembly point. The existing property has apt and convenient means of escape and evacuation via the existing arrangement. We can confirm the development proposed does not require the provision of evacuation lifts.

Design & Risk of Fire Spread
The proposal is designed to incorporate fire safety measures to reduce the risk to life and the risk of serious injury in the event of a fire. Mains operated interlinked smoke alarms will be installed as required under the building regulations to ensure a suitably protected route to the outside is provided. 30-minute fire doors will be installed to all appropriate rooms where required and within the stairwell of the property to ensure the egress route is protected to withstand 30 minutes of fire and avoid passing through any habitable rooms.

Specifications
Where required as part of the building regulations, all doors to any stairway serving habitable rooms are to be FD30 doors with 25x38mm rebates and provided with either with intumescent strip or 35x25mm doorstops glued and screwed at 200mm c/c (existing to be replaced with new). All new internal doors to have minimum undercut of 10mm above the fitted floor finish surface. An 18mm fireline board will be fitted to the underside of the staircase with skim finish. Mains operated, self-contained and inter-linked smoke alarms will be provided at each landing level. The smoke alarms will conform to BS 5446: Part 1. All units to also have rechargeable batteries in case of mains power loss. Any existing glazing to the stairway enclosure is to be replaced with fire-resisting (uninsulated) glazing retained by a suitable glazing system and beads compatible with the type of glass.

- **Flood Risk Impact**

The accompanying Flood Risk Report confirms that the application site is located within the Environment Agency's Flood Zone 1, and therefore at minimal risk of flooding.

The proposal will utilise SuDS drainage measures around the property to reduce the risk of surface water flooding in extreme conditions required by Building Regulations.

Permeable landscaping materials will be used throughout the proposal as appropriate, as well as the installation of waterbutts.

Rainwater harvesting systems may also be explored.

5. SUMMARY

The proposal has been designed to meet all 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.