Wayne Johnson - Planning Services
Staffordshire Moorlands District Council,
Moorlands House, Stockwell Street
LEEK Staffordshire
ST13 6HQ

Your reference PP-04436845
14th August 2015

Dear Wayne

Re: Reserved matters submission in respect of new low carbon "Passivhaus" dwelling on land adjacent to the Nook, Park Lane, Cheadle, Staffordshire

Outline planning permission (13/00200/OUT) for the erection of a low carbon dwelling sought was granted on 3rd May 2013. This approval requires the submission of the last of the reserved matters by 3rd May 2016. This reserved matter application seeks approval for appearance, siting, layout and landscaping and revised access in accordance with the planning permission.

This submission includes the following:

- Completed application forms
- Full plans
- Full elevations
- Site block plan

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- Completed application forms
- Planning fee
- Explanatory planning statement

I would have engaged in a formal pre-application process but the council's charges for this were greater than the application fee. This is unfortunate and inappropriate.

Yours Sincerely

Gerald Willard

Chartered Town and Country Planner.
M.R.T.P.I

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Planning explanation

Dated 19th August 2015

Introduction

Because this site has the benefit of planning permission it is the case that matters of principle are not a planning issue at this stage. This submission addresses only matters of detail.

Appearance

The dwelling is designed to use space within the roof to provide a reasonable level of accommodation without too much land take (bungalows are space hungry) and also to moderate the height of the building. The building has a relatively simple design and appearance and the intent is to create clean and simple lines. natural light to first follow rooms will mainly be via rooflights as the plans show.

The dwelling will be clad in timber as first preference and this will be from a renewable and managed resource. This timber cladding will not be treated as this is not necessary and this will mean that the building will turn a soft grey over time. This will fit well with the blue engineering brick plinth that the building will sit upon.

The roof of the building will be either in Zinc, small tiles or slates and this detail is yet to be finalised. This can be controlled at a later stage by a planning condition.

The fenestration will be either in high grade metal, hardwood or teated softwood with stain/finish colour to complement the weathered grey finish for the house.

There are examples of both brick and timber cladding in the are but is is considered that there is no strong material precedence locally that would prevent a more sustainable timber finish from being used in this case.

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Siting

The LPA suggested at outline stage that a dwelling be both facing towards Nursery Close and more in line with the existing bungalow. Whether this is the only suitable layout for the site is of course a subjective matter. However this proposal does indeed face towards Nursery Close and is more in line with both the front and rear of the adjacent dwelling.

This siting will allow the boundary hedge to be retained and provides an "address" towards Nursery Close. Importantly too this siting reflects the position of a former 2 storey brick building which was on this site and which was situated immediately adjoining Park Lane. It also too reflects the siting of another dwelling further along Park Lane to the North) which also physically abuts Park Lane.

Layout

The site is laid out to maximise passive solar gain, to provide private space for the applicant and for their neighbours. It also seeks to provide modest 3 bedroomed accommodation in a thermally efficient house design and layout. Parking space is provided for at least 2 cars together with private useable space both to the front and rear of the dwelling.

Landscaping

This is a simple residential application and the internal landscaping of the site will be undertaken over time by the applicant. It is the boundary of the site only that is considered to be a planning issue. In this regard the following applies:

* The boundary evergreen hedge is to be retained around the site save for the access point.

* The site will be separated from the adjacent dwelling by a 1.83 metre high close boarded fence. Details are supplied.

Orientation

The siting, layout and arrangement of the property are designed to make best use of morning light into the kitchen area whilst maximising sunlight not the main living areas in the evening. The design too ensures that evening sunlight will be trapped and maximum gain obtained from it into the living areas of the house.

Impact on the streetscene

The outline application showed an access directed via Park Lane though this was a matter reserved for later approval. The visibility spay requirement sought therein would have led to the loss of a mature and well established evergreen hedge. This is not considered necessary. Instead this proposal faces towards Nursery Close as the previous outline application approval sought and this allows for the retention of the evergreen hedge.

If the LPA support the use of timber cladding to the building this will result over time on a natural grey wood finish above with wither a zinc or tiled roof above. The aim of using timber cladding in this edge of town location is to give the building a softer more natural feel and finish in addition to using a material which is environmental benign.The building will face towards Nursery Close as the LPA have sought and access, parking and the front door of the house will be in this side of the house as the LPA prefer.

The site is over 1 metre lower than the nearest adjacent dwelling in parts and this allows for the the proposed dwelling to be built with a ridge height that is little different than that of “The Nook” which is adjacent to the site and lower than “Glenshee" which lies to the South-East of the site.

Impact upon neighbours

The house is carefully sighted so as to ensure privacy for the only 2 neighbouring properties. There will be no overlooking of 'The Nook' or " Glenshee" resulting from this proposal. Moreover because of careful siting and design the dwelling will not overlook or overshadow either of the neighbouring properties or gardens.

Care in the community

The applicant's mother lives adjacent to the proposed dwelling. The aim of the applicant is to to build this sustainable home and to occupy it and as and when the time arrises to be close at hand to assist with care and support for his mother when and if that is needed. This prospect of caring within the community aspect of this proposal is supported by relevant planning policy.

Sustainable design ethos and techniques

The dwelling is designed to provide an efficient and thermally efficient dwelling.

Simple and proven design techniques such as dense and well insulated walls, good draught proofing will serve to provide a thermally efficient building. All materials will be high grade and sourced from renewable sources where possible. It is planned to build the frame for the dwelling from timber and indeed to clad the house in oak or cedar to the LPA's approval.

Modern but proven 'green' technology will be used to heat and light the house with heating provided by ground or air source heat pump technology and electricity demand supplemented by PV panels mounted join the South facing garage roof.

Further possible changes.

This submission strongly reflects the design and planning preferences of the applicant. should the LPA have alternative options that would wish to discuss in a positive and proactive manner the applicant is wiling and prepared to discuss these with the LPA at an early stage and before this application is determined.

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Sustainable Design Note

The dwelling is designed to reduce demand for energy and carbon emissions, construction methods and materials will considerably exceed the current building regulation standard in terms of U-values and air permeability.

The following sustainability issues have been considered together with the most efficient use of renewable energy:

- Timber frame providing sustainable construction with energy efficiency.
- The building has been positioned and orientated as far as possible in order to maximise the use of natural daylight and solar energy. This is achieved by orientating the dwelling in such a way that the elevations face towards the sun at the time of day they will be most in use. mainly though the south facing large roof will contain a solar PV array.
- The building will be insulated (roof, walls, floors and party walls) according to the most recent building regulation standards and in accordance with the extremely efficient ‘’Passivhaus’’ standard in order to reduce heat loss in winter and excess solar gains in summer.
- Glazing will be ‘A+’ rated sealed triple glazing with 12mm Argon filled spaces and 'low E glass' .
- Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development, the scheme will not use tropical hardwood and look for timber which is certified FSC as coming from sustainable sources.
- The dwelling will include mechanical ventilation, heat recovery system which will reduce CO^2 emissions and energy consumption.

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- Solar thermal panels to provide hot water, Solar PV to generate electricity for underfloor heating.
- Reducing air permeability to the minimum consistent with health requirements. This is a critical part of passivhaus design.
- Internal water consumption to be restricted to ultra low-flush WC's, low flow rate showers, aerated taps and high efficiency low flow fittings and appliances.
- Surface Water will be recycled and re-used on site for garden watering etc….A minimum of 120 litre rainwater water butt with lid and tap will provide for garden irrigation
- Design to the fabric will reduce thermal bridging to less than 0.01W/mk.
- Provision of 100% energy efficient lighting.
- Domestic composting facilities will be installed within the garden to reduce domestic waste.
- There will be provision of recycling capability inside and outside the home.

The above points will ensure that the property is 'sustainable' in terms of its building design and the supply and use of energy and water, the house construction will go some way beyond current regulatory requirements for limiting impact on climate change.

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The passivhaus principle

Why Passivhaus?

Passivhaus buildings achieve a 75% reduction in space heating requirements, compared to standard practice for UK new build. The Passivhaus standard therefore gives a robust method to help the industry achieve the 80% carbon reductions that are set as a legislative target for the UK Government. Passivhaus also applies to retrofit projects, achieving similar savings in space heating requirements.

Evidence and feedback to date shows that Passivhaus buildings are performing to standard, which is crucial, given that the discrepancy between design aspiration and as-built performance for many new buildings in the UK can be as much as 50-100%.

How to achieve the Passivhaus Standard in the UK

To achieve the Passivhaus Standard in the UK typically involves:

- very high levels of insulation
- extremely high performance windows with insulated frames
- airtight building fabric
- 'thermal bridge free' construction
- a mechanical ventilation system with highly efficient heat recovery
- accurate design using the Passive House Planning Package (PHPP)

More information can be found at www.passivhaustrust.org.uk

Examples of a timber frame passivhaus overleaf.

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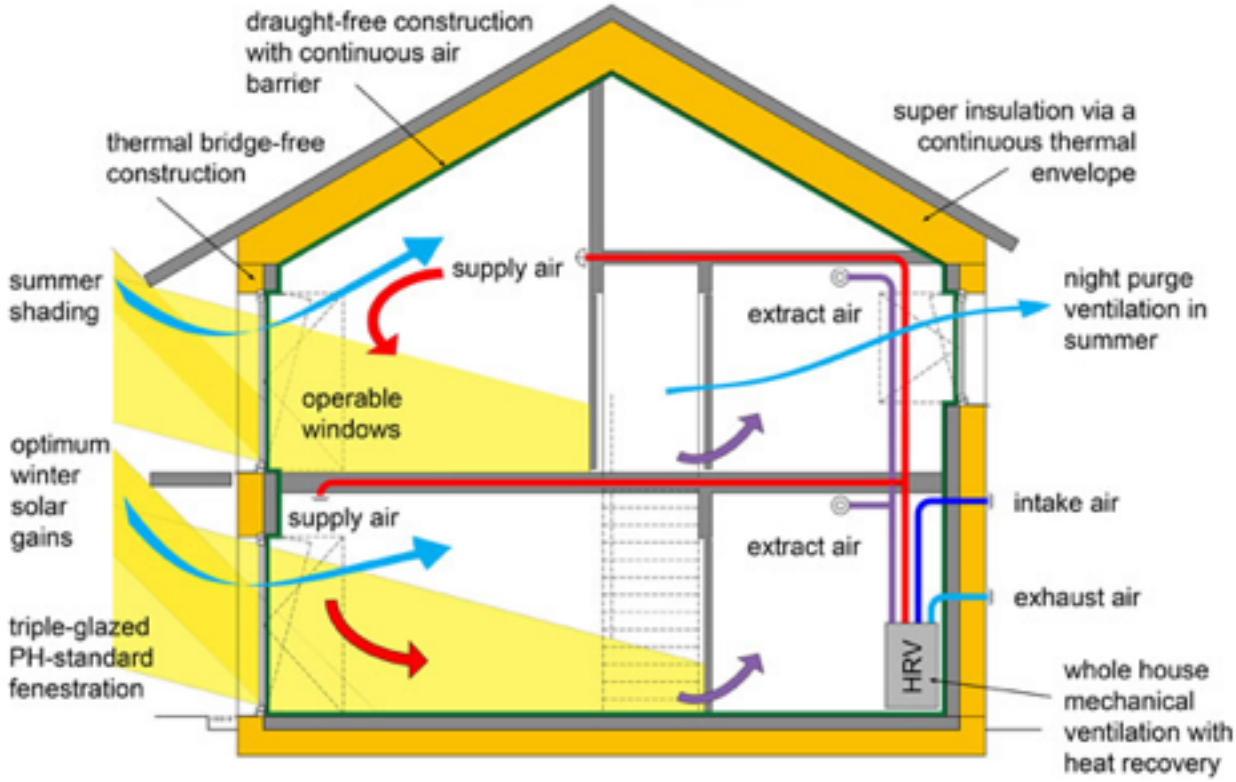

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