

Planning Statement

Site Address:

The Bungalow, Lask Edge Farm, Lask Edge, Leek, ST13 8QS

Proposal:

Proposed refurbishment of The Bungalow with additional extension

Prepared By:

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1. Introduction

- 1.1. The objective of this planning application is to seek approval for the refurbishment of the dwelling at Lask Edge Farm referred to as 'The Bungalow', along with an additional extension to the dwelling.
- 1.2. The Bungalow was originally constructed in the 1960's and is located in the Green Belt. While some refurbishment/modernisation has been carried out to the property over the years, the core fabric of the building needs upgrading to a modern insulation standard to reduce energy consumption/heat loss. At the same time, additional solar PV panels are proposed to make the property more energy self-sufficient.

2. Integrated Solar Roof, New Velux Roof Windows and Roof Refurbishment

- 2.1. The proposals seek permission to remove the existing tiles/laths and felt to introduce a modern reflective quilt underlay to improve the insulation properties of the roof structure, which is the main source of heat loss on the dwelling.
- 2.2. It is also proposed to remove the two existing chimneys on the dwelling, which will be surplus to requirements and pose a potential roof damage risk during high wind speeds, which are common at the property due to the high elevation.
- 2.3. The existing Staffordshire mixture clay roof tiles would then be placed back onto the roof structure around the proposed new Velux roof windows and Viridian integrated solar panels on the South West facing roofs of the existing dwelling and proposed extension.
- 2.4. Viridian Solar (Viridiansolar.co.uk) is a UK company based in Cambridge and they produce integrated solar panels that sit flush with the rest of the tiled roof surface. Importantly, Viridian Solar panels are also designed to integrate seamlessly with Velux MK08 roof windows.



2.5.

Figure 1: Viridian Solar Integrated panels around a Velux MK08 roof window: Image - Viridiansolar.co.uk

3. New Fenestration, Doors and Roof Trims/Guttering

- 3.1. The proposals also seek to replace the existing white PVC windows, doors, roof trims (fascias/bargeboards/soffits) with aluminium products finished in Anthracite Grey (RAL 7016).
- 3.2. The aluminium windows and doors would be produced by Velfac (Velfac.co.uk), which is a sibling company to Velux. Therefore the design aesthetic of the fenestration on the property between the roof windows and the rest of the glazing/doors would be consistent. The windows will be triple glazed, significantly reducing heat loss compared to the existing glazing.
- 3.3. The choice of Anthracite Grey for the fenestration/roof trims will help the building harmonise with the environment/landscape to a much better degree than the existing white PVC fenestration/roof trims/guttering.

4. Proposed Extension and Fall-Back Position

- 4.1. This planning application also seeks approval for a further extension to the property against the South elevation of the original dwelling. The proposed extension would join to the existing entrance room/garage extension approved in 1995 (SM95-01886).
- 4.2. The proposed extension would replace the existing conservatory and join to the original dwelling at the same ridge height as the existing garage extension. Therefore, the proposed extension would remain subservient to the original dwelling.
- 4.3. A series of Prior Approval applications and a Lawful Development Certificate have been secured to demonstrate the permitted development rights the dwelling still holds, they are the following:
- **HNT/2021/0001** – Single Storey Extension (Class AA)
 - **HNT/2021/0017** – Larger Home Rear Extension (Class A Rear Extension)
 - **SMD/2020/0378** – LDC (Class A Side Extension)
- 4.4. As the existing/demonstrated permitted development rights of the dwelling are a material consideration in the determination of this planning application the volumes/impact of the proposed extension and permitted development rights are pertinent, especially considering the Green Belt location.
- 4.5. The impact on Green Belt openness must be considered between the proposed extension and PD development, as demonstrated with the applications listed above. The volume figures stated below and the increase in development over the existing dwelling illustrate how the proposed extension creates significantly less intrusion into the Green Belt than the permitted development fall-back position.

5. Proposed Extension and Fall Back Volumes

Original & Existing Dwelling Volumes:

Volume of Original Dwelling = 740 m³

Volume of Existing Entrance Porch, Garage = 273 m³

Volume of Existing Conservatory (To Be Removed) = 47 m³

Total Volume of Existing Dwelling = 1,060 m³

Proposed Extension Volumes:

Volume of Proposed Extension = 225 m³

Volume of Proposed Extension – Existing Conservatory = 178 m³

Total Volume of Dwelling with Proposed Extension = 1,238 m³

Proposed Extension would be a **16.79%** increase over the existing dwelling.

PD Fall Back Volumes:

Volume of Class A Side Extension = 158 m³

Volume of Class A Rear Larger Home Extension = 168 m³

Volume of Class AA Single Storey Extension = 440 m³

Total PD Fall Back Volume = 766 m³

Total PD Fall Back Volume + (Existing Dwelling - Conservatory) = 1,779 m³

Total PD Fall Back position would be a **67.83%** increase over the existing dwelling.

6. Condition Removing Class A and Class AA PD Rights

6.1. With the approval of this planning application, the applicant would agree to a condition removing Class A and Class AA permitted development rights from the dwelling as detailed above. However, the applicant will not agree to the removal of other permitted development rights such as Class E.

7. Summary of Proposed Refurbishment and Extension

- 7.1. The refurbishment of the roof of the dwelling will reduce heat loss at the property and its energy requirements. At the same time, the introduction of the integrated Viridian solar panels will go a significant way to help the dwelling to become energy self-sufficient.
- 7.2. The replacement of the existing white PVC double glazed fenestration with triple glazed aluminium windows will further reduce heat loss at the property.
- 7.3. Replacing the fenestration, doors, roof trims and guttering with aluminium products finished in Anthracite Grey (RAL 7016) will help the dwelling settle much better within the landscape, especially considering the dwellings prominent location within the environment.
- 7.4. The proposed extension is a far less significant addition to the dwelling than the demonstrated permitted development fall back position would allow. This is particularly true of the approved prior-approval HNT/2021/0001 application for a Class AA single storey extension, as the additional single storey would increase the height of the original dwelling by 2.61m.
- 7.5. Therefore, the proposed extension has significantly less impact on Green Belt openness compared to the permitted development fall back position for the dwelling.