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Ref; 23/1304/305 – PFE Compliance Summary

The Places for Everyone Joint Development Plan Document

Compliance summary

**Erection of infill dwelling to previously developed stables use to the north
of Titus Cottage, 57 Bradley Fold Road, Ainsworth, BL2 5QR**

Policy JP-S2: Carbon and Energy

Policy JP-S2 sets out the expectation that new development will be carbon neutral and should minimise energy demand and maximise energy efficiency.

The following measures are proposed, or are to be considered in the design and construction of the dwelling in order to reduce carbon emissions, minimise energy demand and maximise energy efficiency:

- Insulation levels to the fabric of the building are to be provided that exceed the current building regulations Part L (Conservation of fuel and power – June 2022). To include floors, external walls and roofs.
- Use of an air source heat pump for heating, or a minimum ErP rating of 92% efficiency if a gas boiler is installed.
- Use of Photovoltaic panels and solar panels for electricity and heat generation.
- Use of passive solar gain.
- Use of low energy lighting and heating controls to reduce energy consumption.
- Installation of an Electric Vehicle Charging Point (EVCP shown to plans).

Policy JP-H3: Type, Size and Design of New Housing

Nationally Described Space Standards (NDSS)

The dwelling is designed as a three bedroom dwelling, with one double bedroom and two single bedrooms (3b4p), with the NDSS requiring a minimum floor area of 84m². The Gross Internal floor Area (GIA) of the proposed dwelling is 159m².

The dwelling complies with all of the technical requirements (section 10a.-10i.) that are set out in the NDSS document.

Part M4 (2) Category 2: Accessible and adaptable dwellings

The proposed dwelling is capable of meeting the requirements of M4(2);

- A safe and convenient step free approach route to the dwelling is provided.
- The approach route is level with a minimum clear width of 900mm and will have a suitable ground surface.
- A parking space within the curtilage of the dwelling can be widened to 3.3metres.
- A drop off point can be provided that is located close to the principal entrance, is level, and has a suitable ground surface.
- The principle private entrance has a level landing (1.2m²), the landing can be covered, lighting can be provided with diffused luminaires on a motion sensor, the door has a minimum clear opening width of 850mm, the required dimensions for the nibs and reveals to walls are provided, and an accessible threshold can be provided.
- All other external doors have a minimum clear opening width of 850mm, the required dimensions for the nibs and reveals are provided, and an accessible threshold can be provided.
- Internally the minimum clear width of every hall or landing is 900mm, every door has the required minimum clear opening width (table 2.1), a minimum 300mm nib is provided to the leading edge of every door in the entrance storey.
- Access to all rooms and facilities in the entrance storey is step free, the stair from the entrance storey to the first floor has a minimum clear width of 850mm, and the stairs meet the requirements of App. Doc. part K.
- Within the entrance storey a living area is provided, a minimum 1200mm clear space is provided in front of and between kitchen units and appliances, glazing to the principal window of the principal living area starts a maximum 850mm above floor level.
- The required access routes and access zones are provided to the bedrooms.
- Within the entrance storey there is a WC and wash hand basin and the potential for a level access shower, and the door opens outwards.
- The first floor bathroom is located on the same floor as the double bedroom and contains a WC, a basin and a bath, and the fittings meet the provisions of Diagram 2.5 of the App. Doc.
- To assist people who have reduced reach, services and controls comply with the requirements listed in section 2.30 of the App. Doc.

Policy JP-H4: Density of New Housing

The site area is 0.077 hectare and one dwelling is proposed. This results in a density of 13 dwellings per hectare. This is less than the density indicated in policy JP-H4 (35 dwellings per hectare), but the policy confirms that a lower density of development may be accepted where this can be clearly justified by site specific issues.

In this case a lower density of development is considered appropriate in a Green Belt location where the lines of development are contained within the existing built form to either side, and a significant area of the available plot is given over to landscaped areas.

The total plot area includes the existing access into the site from Bradley Fold Road. This increases the site area but the access needs to be included and is the existing arrangement.

Over 50% of the plot area is for garden areas and allows sufficient space to the adjacent dwellings, with much of the land given over to landscaping. The layout is considered to be a sensitive approach and appropriate to this location and follows the principles that were discussed during the pre-application enquiry.

Policy JP-C2: Digital Connectivity

In accordance with policy JP-C2 a full fibre to premises connection is available to this location:

- EE Fibre 36 Essentials – 29-37Mbps download speed, 5-6Mbps upload speed.
- BT Openreach Fibre - 76Mbps download speed, 15Mbps upload speed.

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