

Planning Compliance Statement - JC255_49 Tintern Avenue, M45 8WY

Demolition of existing garage to front and erection of 2 storey side extension to existing house and erection of 2 storey 2 bedroom dwellinghouse to front

JP-S2 – Carbon and Energy

The proposed new dwelling has been designed to minimise energy demand through an efficient building fabric incorporating high levels of insulation, thermally efficient glazing and construction methods that achieve compliance with the current Building Regulations.

The dwelling will be heated via an air source heat pump, providing a low-carbon heating solution in accordance with the objectives of Policy JP-S2.

A dedicated electric vehicle charging point will be provided to serve the proposed new dwelling. Provision can also be made for the existing dwelling where required by planning condition or Building Regulations.

The proposal will be constructed to comply with the energy efficiency requirements of Approved Document Part L (2022).

Solar photovoltaic panels have been considered during the design process. However, due to the orientation of the site and roof configuration, they would not provide an efficient or viable source of renewable energy. The submitted energy strategy therefore focuses on a highly efficient building fabric together with low-carbon heating through an air source heat pump.

Accordingly, the proposal complies with the requirements of Policy JP-S2.

JP-H3 – Type, Size and Design of New Housing

Nationally Described Space Standards

The proposed new dwelling has been designed to comply with the Nationally Described Space Standards. The completed schedule is included below.

Proposed dwelling (dwelling 1, 2, 3...etc)	Applicable overall floor space standard (m2)	Number of bedrooms	Number of bed spaces (occupants per dwelling)	1/2/3 or more storey?	Principle double bedroom floor space (m2)	Minimum width	Single occupancy bedroom floor space (m2)	Minimum width	Applicable overall built-in storage standard	Overall built-in storage (m2)
1	82	2	4	2	13.9	2.7m	11.6	2.7m	2m2	2m2

Accessible and Adaptable Housing

The proposed dwelling has been designed to achieve compliance with the requirements of Building Regulations Approved Document M4(2) – Accessible and Adaptable Dwellings. Detailed compliance will be demonstrated as part of the Building Regulations Stage 4 design process.

The design incorporates the principles of accessible and adaptable housing and includes:

- a level approach to the principal entrance, with an accessible route of at least 900mm in width (or 750mm where permitted by Approved Document M);
- a level parking space capable of being widened to 3.3m, with step-free access to the dwelling;
- a principal entrance with a level threshold, minimum 850mm clear door opening, and compliant landing dimensions;
- internal circulation spaces comprising generally 900mm wide corridors, with compliant door widths, manoeuvring clearances and stair widths in accordance with Approved Document M;
- kitchen and living areas designed to provide the required circulation space, including a minimum 1,200mm clear space between and in front of kitchen units and appliances;
- bedroom layouts providing the required circulation zones around beds to facilitate future accessibility;
- an entrance-storey WC and first-floor bathroom designed to satisfy the spatial requirements of Approved Document M, including provision for future adaptation where required;
- reinforced walls to sanitary accommodation to enable the future installation of grab rails and other accessibility adaptations; and
- switches, sockets, controls and window furniture positioned within the accessible height ranges prescribed by Approved Document M.
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The submitted planning drawings have been developed with these principles in mind, and there are no known site constraints that would prevent compliance with the requirements of Part M4(2).

Detailed technical design will be confirmed through the Building Regulations approval process.

JP-H4 – Density of New Housing

The application site extends to approximately 303m² (0.03 hectares). The proposal will provide two dwellings, resulting in a density of approximately 67 dwellings per hectare. This density is considered appropriate for this small infill development within an established suburban area.

The proposal makes efficient use of previously developed residential land whilst maintaining appropriate separation distances, private amenity space and parking provision, and therefore accords with the objectives of Policy JP-H4.

JP-C2 – Digital Connectivity

The proposed dwelling will be designed to facilitate connection to a full fibre broadband network, subject to availability from the relevant network provider. Appropriate service routes and ducting will be incorporated within the development to enable future connection to high-speed digital infrastructure where available.

The proposal therefore complies with the objectives of Policy JP-C2: Digital Connectivity.