

Planning Ref – 71264 - 131 Radcliffe New Road

Information Required for PfE requirements.

This document is produced in support of the planning application (ref 71264) at 131 Radcliffe New Road, the proposal is for the erection of a detached dwelling.

Policy JP-S2: Carbon and Energy

The proposed new build dwelling will be constructed and insulated in line with current building regulations and encourage sustainable design features such as solar panels and heat recovery systems.

The building will be subject to SAP calculations which will confirm that the extent of the sustainable features being used is fully compliant with current building regulations.

The property will also be provided with an electric car charging point to promote sustainable travel.

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

The Dwelling will comply with NDSS standards as shown in the table in Appendix A.

The Dwelling will be built in accordance with Part M4(2) of the building regulations. In order to comply with this regulation, the dwelling must meet all of the following criteria;

1. Within the curtilage of the dwelling, or of the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use.
 - a. The proposal includes a ramp and level threshold front door.
2. There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.
 - a. The ground floor is step free and provided with a WC.
3. A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities.
 - a. The ground floor WC is accessible and the ground floor is fully compliant with the space requirements of Part M4(2)
4. Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.
 - a. The spaces of the proposed design allow for simple adaptations to allow for any future accessibility requirements.
5. Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.
 - a. The proposed design will incorporate accessible switches in line with Part M4(2) requirements.

Policy JP-C2: Digital Connectivity

The Proposed building will be served by full fibre.

JP-H4: Density of New Housing

The site area is 0.0428 Hectares and the number of units in the development is 1.

The site boundary or developable area is 428m² (0.0428hectares). 0.0428Hectares at a density of 35:1 results in a requirement of 1.498 dwellings per hectare.

Due to the design constraints of the site and previous comments received during pre app stages, the provision of 1 dwelling on this site is suitable.

Appendix A

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