

SUSTAINABILITY STATEMENT

15 Highmead Close, Whitley, Reading, Berkshire RG2 0EG

Date: 24/04/22

Proposal: Planning Application for change of use of existing house into 2 separate dwellings

1. Context

- 1.1. The site contains an existing single-family house and is located on Highmead Close, in Reading.
- 1.2. The existing house consists of an original constructed in the 20th and a two-storey extension constructed over the last 2 years.
- 1.3. The original part of the house construction would not meet current regulations whereas the recently constructed extension complies with the regulations in place at the time (2020).
- 1.4. The proposed new dwelling will be formed in the recent extension section of the house which is currently being used as a “Granny Annexe”.

2. Energy and CO2 emissions

- 2.1. As the existing extension is set up as a “granny Annexe” at present no new materials will be needed (other than then the blocking up of the link between to the existing house).
- 2.2. The site is sustainable being within easy reach of multiple bus routes and a train service going from Reading to London.
- 2.3. The house will have secure storage for a bike.

3. Water

- 3.1. Water butts will be installed on the development.
- 3.2. Sanitaryware fittings in the recent extension comply with water efficiency requirements set out in the Building Regulations.

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- 4.1. As the existing extension is set up as a “granny Annexe” at present no new materials will be needed (other than then the blocking up of the link between to the existing house).

5. Surface water run off

- 5.1. There is no flood risk in the area.
- 5.2. All new hard landscaping surfaces will be permeable.

6. Waste

- 6.1. In accordance with RBC requirements bin storage will be provided for the recycling of waste and bins will be provided for the following general waste, recycling waste, green waste and glass waste.
- 6.2. There is an existing garden at the rear of the new dwelling and the applicants will maintain this during and after the construction works. A composting area will be set out within this area.

7. Pollution

- 7.1. The new dwelling is heated using a new compliant gas boiler.
- 7.2. As the proposed dwelling exists as a recent extension set up as a “granny Annexe” then no new materials are required for the conversion and therefore there is no impact on the environment from the conversion.

8. Health and Well-being

- 8.1 The existing rear garden will be maintained as existing.

9. Management

- 9.1 As the proposed dwelling exists as a recent extension set up as a “granny Annexe” no works are required for the conversion (other than then the blocking up of the link between to the existing house).

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10. Ecology

10.1 The existing gardens are unaltered by the conversion so there is no impact on the site's ecology.