

Planning 170302

27 Queen Street, Caversham, Reading, RG4 7RB

Conversion of a single detached property into 2 semi-detached properties

Dear Matt,

We would wish to remove the below condition

7. Prior to the first occupation of any residential unit hereby approved, a final BREEAM Domestic Refurbishment certificate shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that the development achieves at least a 'Very Good' rating.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

We wish to remove the above condition as:

1. The BREEAM certification system for refurbishment and fit-out is more directed at and required for a refurbishment of a non domestic building into domestic units
2. This application is for the conversion and refurbishment of an existing residential dwelling
3. It is an occupied residential dwelling
4. The proposal is a simple conversion of an existing residential dwelling into 2 dwellings in which most of the construction will remain exactly the same apart from a new party wall. The existing walls, floor and roof are not going to be altered, apart from the area covered by a conversion of a domestic garage which would not need this level of requirement as it would only need to comply with Building Regulations
5. The vast majority of BREEAM companies and inspectors do not see the requirement for a BREEAM certification on such a development and thus will not entertain such works

We propose to adhere to and in some cases go beyond the requirements of current building regulation conditions, thus ensuring the improvement of the present standards in the existing houses. This would be achieved by:

1. Improving the insulation in the roof, and the garage as a minimum. We shall also improve the insulation where required by building regulations
2. Installing energy efficient boilers in both converted properties
3. Improving and or installing energy efficient uPvc replacement windows. In some cases beyond the current building regulations
4. Ensuring low energy efficient light bulbs are used in most light fittings
5. Providing 2 secure, covered and lockable bicycle storage spaces per dwelling
6. Low use water fittings would be used in any new kitchens and bathrooms

We trust that this will be acceptable,

Yours Sincerely

Hashim Mitchla