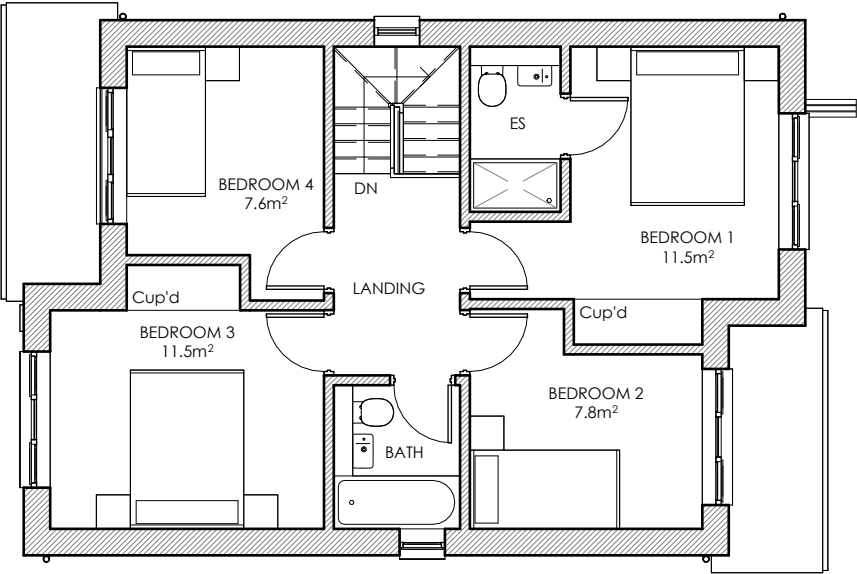
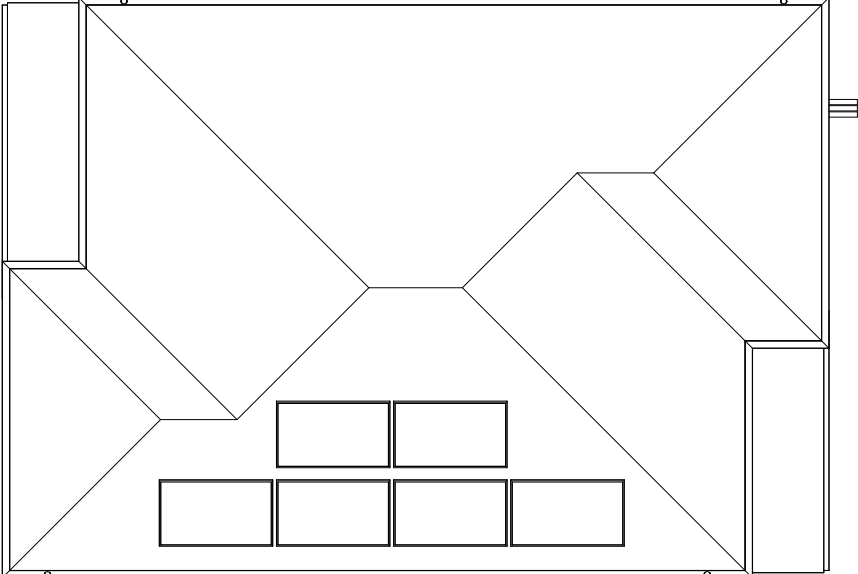


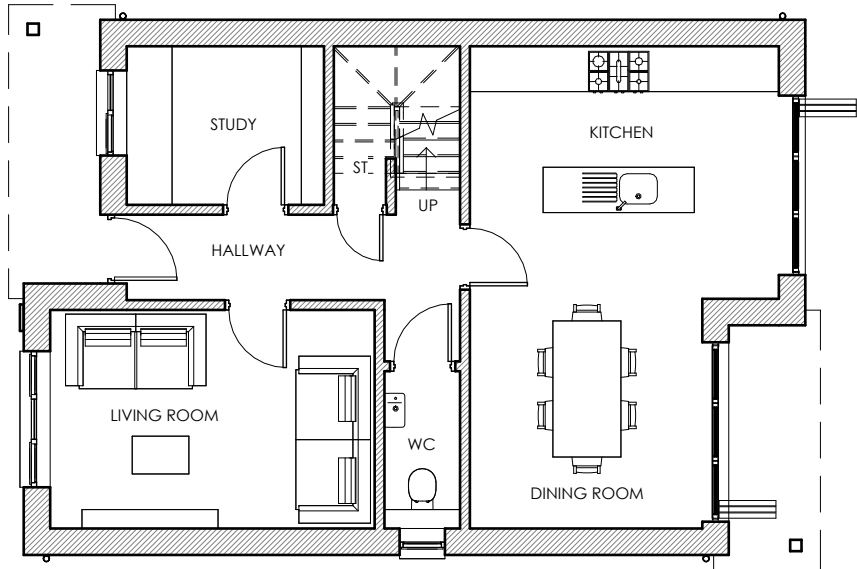
PLANNING



2 First Floor Plan
1 : 100



3 Proposed Roof Plan
1 : 100



1 Ground Floor Plan
1 : 100

Planning Statement

CC5: The design provides ample space for waste storage.
CC6: The scale and density of the development reflects its immediate surrounding area and provides good pedestrian and vehicular access.
CC7: The proposal is for a high quality dwelling that settles into the existing context to enhance the character and appearance of the existing street scene. The layout, scale, massing, form and materials are designed to match that of the neighboring properties. Therefore it provides a strong sense of identity, place, continuity and legibility with the existing context.
CC8: The proposal includes retaining and providing boundary vegetation to prevent overlooking and secure privacy of amenity of neighboring properties. The proposal provides good access to natural light and is positioned in such a way to reduce noise and disturbance.
CC9: The proposal is within an existing residential area and provides opportunity to utilise existing infrastructure, open public space, education and community facilities.
EN14: Tree have been retained and only removed when it has been deemed necessary to provide adequate access and access to natural light.
H5: The dwelling has been designed to achieve or improve upon the nationally described space standards, water efficiency regulations and provide 19% improvement on dwelling emission rate.
H11: The dwelling has been designed to positively contribute to the character of the area by reflecting built form and space around the building, integrating into existing urban grain, provides a variety of vegetation and landscaping, is of a similar scale, utilises matching materials and similar openings.

Sustainability Statement

The proposed design strives to provide the highest level of sustainability measure by:

- Providing the highest levels of insulation and airtightness within the fabric of dwelling.
- Utilise on-site renewable technology such as solar panels on the south facing roof slope and Air Source Heat Pump heating.
- Maximise natural cross ventilation through windows on all sides of the dwelling and reduce thermal gains with overhangs and orientation of large glazing elements to the North.

Transport Statement

TR3: The proposal provides safe and integrated pedestrian and vehicular access and utilises existing public transport networks. The site has immediate access to the existing bus route, closest stop is Church End Lane Bus Stop, on Norcot Road. The proposal complies with all current standards of the Transport Authority.
TR4: Secure on-site cycling storage has been provided within the scheme to encourage cycling.
TR5: The proposal provides 3 off-street parking spaces with access to an electric charging point.

Ground Floor = 54.8m²
First Floor = 54.8m²
Total GIA = 109.6m²

Rev	Description	Date	By