



81 Hamilton Road, Reading, RG1 5RB

Proposed change of use from HMO to residential use (C3), part two storey part single storey rear extension and conversion of outbuilding to residential use.

Sustainability Statement rev. A

Author:

Dariusz Kusyk BA BEng MSc - 1 Right Plan



1. Introduction

1.1 Executive Summary

This Sustainability Statement has been prepared by 1 Right Plan in support of a planning application for the change of use of 81 Hamilton Road, Reading, RG1 5RB from a house in multiple occupation to a single dwellinghouse (Use Class C3), a part two storey part single storey rear extension, and the conversion of the outbuilding to the rear to incidental residential use. The extension would provide an enlarged, open-plan kitchen, dining and living space at ground floor, together with two additional bedrooms (Bedrooms 5 and 6), each with an en-suite shower room, at first floor. The existing detached two storey outbuilding to the rear of the garden, which is presently used as a storage and in poor condition, would be repaired and converted to provide a guest bedroom and storage at ground floor and a sitting room at first floor, for use incidental to the enjoyment of the dwellinghouse, as set out in Section 2.2.

The purpose of this Statement is to demonstrate that the proposed extension has been designed with regard to national and local planning policy on climate change and sustainable design, and to set out the sustainability and energy measures that will be incorporated into the works.

As the application relates to an extension to an existing dwelling rather than a new dwelling, the relevant technical standard is Approved Document L, Volume 1: Dwellings (2021, as amended) as it applies to extension works, rather than a full SAP 10.2 assessment of the whole dwelling (which applies to new-build development). The new elements of the extension will be built to meet, and where reasonably practicable exceed, the fabric and services standards set out for extensions in the Building Regulations, as summarised in Section 3 below.

This Statement also addresses water efficiency, overheating risk, climate change adaptation, and the sourcing of materials and management of construction waste, in line with the National Planning Policy Framework and the Reading Borough Local Plan.

1.2 Planning Policy

The relevant national and local planning policies addressing climate change and sustainable design for the site are summarised below.

National Planning Policy Framework (NPPF, published 17 August 2026)

The Government published a substantially revised National Planning Policy Framework on 17 August 2026, which took effect immediately and applies to this application. The Framework is now structured around coded



plan-making and national decision-making policies. The following policies are of particular relevance to this Statement:

- Policy S3 (the overarching presumption in favour of suitably located, sustainable development) confirms the general approach that development which reflects the objectives of the Framework, including its climate change policies, should be supported.
- Policy CC1 requires a proactive approach to climate change mitigation and adaptation, in line with the objectives of the Climate Change Act 2008 and the transition to net zero by 2050.
- Policy CC2 confirms that substantial weight should be given to proposals that improve the energy efficiency of existing buildings, and to the use of renewable or low-carbon energy sources; as an extension and improvement to an existing dwelling, this proposal is supported by this policy where it demonstrably improves the energy performance of the host property.
- Policy CC3 confirms that substantial weight should be given to the benefits of improving the resilience of existing buildings to anticipated climate change impacts (such as overheating and surface water flooding) through proposals for development, and that development should not be located where risk cannot be safely managed.
- Policy DP3 (design) requires well-designed development that functions well, is visually attractive, and is sympathetic to local character, including the character of the existing dwelling and streetscene.

Reading Borough Local Plan (Adopted November 2019, as updated)

The Reading Borough Local Plan contains a dedicated set of climate change ('CC') policies, which remain the statutory development plan policies for the Borough (a Partial Update to these policies was at examination at the time of writing and is a material consideration to the extent of its stage of preparation, but does not yet carry full statutory weight):

- Policy CC1 (Presumption in Favour of Sustainable Development) mirrors the NPPF's presumption in favour of development that accords with the development plan.
- Policy CC2 (Sustainable Design and Construction) requires that the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care, and take account of the effects of climate change. The most onerous quantitative requirements of this policy (including net-zero operational carbon) are directed at new-build and non-residential development; for a householder extension of this nature, the relevant test is that the design efficiently and appropriately uses resources, as addressed in Section 3 of this Statement.
- Policy CC3 (Adaptation to Climate Change) requires development to be designed to be resilient to the anticipated effects of climate change, including higher summer temperatures, more intense rainfall and water scarcity.
- Policy CC4 (Heat Networks / Decentralised Energy) requires connection to an existing or planned heat network where reasonably feasible; there is no existing or planned heat network within the vicinity of this site, and this policy is not considered directly applicable.



- Policy CC5 (Waste Minimisation and Storage) requires adequate provision for waste and recycling storage and the minimisation of construction waste.

The Council's Sustainable Design and Construction Supplementary Planning Document (Adopted December 2019) provides supporting guidance on energy efficiency, climate change adaptation, water management and waste reduction, and has informed the preparation of this Statement, notwithstanding that its most detailed submission requirements are aimed principally at major and non-residential development rather than a single dwelling extension of this scale.

2. Description of the Development

2.1 Site and Location

The application site is located at 81 Hamilton Road, within the Park ward of Reading. The site comprises an existing detached Victorian villa, presently in use as a house in multiple occupation, with a rear garden containing a detached two storey storage outbuilding in poor structural condition. The site lies within the South Park Conservation Area, and the design of the extension has had regard to the prevailing character of the street and the conservation area, as addressed in the accompanying Planning/Design and Access Statement. Published Environment Agency flood risk mapping indicates the site lies within an area of low to very low risk of flooding from rivers, the sea and surface water.

2.2 Details of the Development

The application seeks planning permission for the change of use of the property from a house in multiple occupation to a single dwellinghouse (Use Class C3), a part two storey part single storey rear extension and the conversion of the outbuilding to incidental residential use, as shown on the submitted drawings (Proposed Ground Floor Plan, Proposed First Floor Plan):

- Ground floor: the extension provides an enlarged, open-plan Kitchen, Living Area and dining/'TV Corner' space to the rear of the dwelling, alongside a Utility room. The existing Family Room, Sitting Room, Study, Bathroom and Hall are retained.
- First floor: the extension provides two additional bedrooms, Bedroom 5 and Bedroom 6, each with its own en-suite shower room, above the ground floor extension. The existing Bedrooms 1 to 4 and family bathroom are retained, bringing the dwelling to a total of 6 bedrooms.
- Outbuilding: the existing detached two storey outbuilding to the rear of the garden is presently used as storage, in a poor structural condition and has not been used as living accommodation in connection with the HMO. The proposal would comprise the repair of the building within its existing envelope and a partial change of its use. The ground floor would provide a guest bedroom (referred to on the drawing as the guest house) and a storage room, which could also accommodate cycle storage, and the first floor would provide a sitting room. The guest bedroom would provide occasional



accommodation for visiting family and friends of the occupiers of the dwellinghouse. The outbuilding would be used solely for purposes incidental to the enjoyment of the dwellinghouse; it would not be occupied as a separate dwelling, let independently or used for short-term or holiday letting (such as Airbnb), and the applicant would accept a planning condition to this effect.

Internal storage cupboards ('St') are retained/provided at both ground and first floor. No changes to the site's vehicular access, parking or boundary treatment are proposed as part of this application.

3. Sustainability and Energy Strategy

3.1 Approach for an Extension to an Existing Dwelling

Because this application is for an extension to an existing dwelling rather than a new dwelling, it is not subject to a full SAP 10.2 'Notional Building' assessment. Instead, the relevant Building Regulations standard is Approved Document L, Volume 1: Dwellings (2021, as amended), which sets minimum fabric and services standards for the new thermal elements created by an extension, together with requirements on glazing area and (where applicable) consequential improvements to the existing dwelling.

The design approach nonetheless follows the same underlying energy hierarchy adopted across 1 Right Plan's Sustainability and Energy Statements: reduce demand first through an efficient fabric ('Be Lean'), then supply the remaining demand efficiently through good services ('Be Clean'), before considering renewable technology ('Be Green'), scaled proportionately to a domestic extension of this size.

3.2 Fabric Energy Efficiency of New Elements

The new walls, roof, floor and glazing forming the extension will be constructed to meet, and where reasonably practicable to exceed, the elemental standards set out in Approved Document L Volume 1 (2021) for extensions, summarised in Table 3.1 below.

Element	Approved Document L1 (2021) extension standard	Proposed specification
External wall (new build-up)	0.28 W/m ² K	0.20 W/m ² K or better
Ground floor	0.22 W/m ² K	0.15 W/m ² K or better
Roof	0.16-0.18 W/m ² K	0.13 W/m ² K or better
Windows / glazed doors	1.4 W/m ² K	1.2 W/m ² K or better
Air permeability	No specific extension target - good practice sealing	Continuous insulation and careful detailing at the junction with the existing dwelling to minimise air leakage and thermal bridging

Table 3.1: Approved Document L1 (2021) elemental standards for extensions compared with the proposed specification (to be confirmed at Building Regulations / technical design stage).



Given the extent of new glazing proposed to the rear elevation to serve the open-plan kitchen and living space, the total area of glazing will be checked against the 25% floor area 'openings' limit set out in Approved Document L for extensions with more glazing than the part of the dwelling it replaces; where this is exceeded, the glazing specification (or an alternative compliance route, such as improved U-values elsewhere in the extension) will be used to demonstrate compliance.

Where the repair of the outbuilding would involve the renovation or replacement of its roof, walls or floor, those thermal elements would be upgraded to the standards set out in Approved Document L, Volume 1 (2021) for renovated thermal elements, so far as technically, functionally and economically feasible, and any replacement windows would meet the 1.4 W/m²K standard for replacement fittings. The repair of the storage outbuilding would also bring an existing structure back into beneficial use, retaining its embodied carbon rather than replacing it.

3.3 Building Services

The extension will be provided with LED lighting throughout, together with efficient heating controls (including thermostatic radiator valves and, where the extension is served by the existing central heating system, appropriate zoning) in accordance with Approved Document L requirements for controls in extensions.

Mechanical extract ventilation will be provided to the new kitchen and any wet rooms in accordance with Approved Document F, with trickle ventilation to habitable rooms, to ensure good indoor air quality without unnecessary heat loss.

Should the existing boiler require replacement as part of these works, the applicant will give consideration to an air source heat pump (ASHP) as a lower-carbon alternative, in line with the emphasis on renewable and low-carbon heating in national and local policy; this is not, however, a requirement of the extension works themselves and remains subject to the condition and remaining service life of the existing heating plant.

3.4 Overheating and Passive Design

The open-plan kitchen, dining and living space at ground floor includes a significant area of glazing to the rear elevation. To manage the resulting risk of solar overheating, in accordance with Approved Document O (2021) and the adaptation objectives of NPPF Policy CC3 and Local Plan Policy CC3, the following measures are proposed:

- Specification of solar control glazing (an appropriate G-value) to the largest glazed areas facing the rear garden.



- Provision of openable windows/doors to the rear elevation to allow effective cross- and night-time ventilation of the new open-plan space.
- Consideration of external shading (for example, an eaves overhang or similar) to the south/west-facing glazing where the extension's orientation makes this beneficial.
- Avoidance of unnecessary internal heat gains through the use of efficient lighting and appliances within the new kitchen.

These measures are consistent with the cooling hierarchy (reduce heat entering the building; minimise internal gains; manage heat within the building; ventilate passively; ventilate mechanically; cool actively only as a last resort), applied proportionately to a domestic rear extension.

3.5 Renewable and Low Carbon Technology

Given the modest scale of the works, large-scale renewable technology (such as ground source heat pumps or wind turbines) is not considered proportionate or necessary. However, the following opportunities have been considered:

- Solar Photovoltaics (PV): the new extension roof (and/or the existing main roof, where its orientation and condition allow) offers potential for a small PV array to offset part of the dwelling's electricity demand; this is recommended as a worthwhile addition where the applicant's budget allows, though it is not put forward as a condition of this permission.
- Air Source Heat Pump (ASHP): as noted in Section 3.3, an ASHP is recommended as the preferred replacement technology if and when the existing boiler reaches the end of its service life.
- Rainwater harvesting: a simple water butt system to serve garden irrigation from the extension's roof drainage is recommended as a low-cost water efficiency measure.

4. Water Efficiency

Although the optional 110 litres/person/day water efficiency standard in Building Regulations Part G applies formally only to new dwellings, the same water-efficient fittings are recommended for the new kitchen and any new sanitary provision created by this extension, in line with the good practice guidance in the Council's Sustainable Design and Construction SPD:

- Taps: maximum 6 litres/minute flow rate (kitchen taps: maximum 10 litres/minute).
- WCs (if any new sanitary accommodation is created): dual flush, average effective flush volume no greater than 4.0/2.6 litres (full/part flush).
- Appliances (dishwasher, washing machine) to be A-rated or better for water and energy consumption.

Consideration will also be given to rainwater harvesting (e.g. water butts) from the extension roof for garden use, as noted in Section 3.5 above.



5. Climate Change Adaptation

In addition to the overheating measures set out in Section 3.4, the following adaptation measures are proposed in response to NPPF Policy CC3 and Local Plan Policy CC3:

- Surface water: any new or replacement hard surfacing associated with the extension will use permeable materials where practicable, and existing garden area and planting will otherwise be retained, helping to manage surface water run-off.
- Landscaping: the rear garden and existing boundary planting will be retained around the extension footprint, providing continued shading, cooling and biodiversity value.
- Materials: external materials will be selected, where feasible, to be durable and low-maintenance, reducing the long-term resource demand of the building envelope.

The site is understood to be at low to very low risk of flooding from rivers, the sea and surface water based on published Environment Agency flood mapping; no specific flood mitigation measures beyond standard good practice drainage detailing are considered necessary for a development of this scale.

6. Waste and Materials

6.1 Materials

Building materials will be responsibly and legally sourced from certified suppliers, with all timber and timber-based products sourced in accordance with the UK Government's Timber Procurement Policy ('Legal' and 'Sustainable'). Where practicable, new materials and finishes will be selected to match or complement the existing dwelling, consistent with the design approach set out in the accompanying Planning/Design and Access Statement, and to minimise embodied carbon through efficient specification and detailing.

6.2 Waste

Waste arising during construction will be minimised and managed by the appointed contractor, with an emphasis on reducing waste generation and maximising reuse and recycling of materials arising from the works, in accordance with Local Plan Policy CC5 (Waste Minimisation and Storage). The dwelling's existing external waste and recycling storage arrangements are considered adequate to serve the extended property and are not proposed to change as part of this application.

7. Conclusion

This Sustainability Statement demonstrates that the proposed development at 81 Hamilton Road, comprising the change of use to a single dwellinghouse, the rear extension and the repair and conversion of the



outbuilding, has been designed with regard to national and local planning policy on climate change and sustainable design, appropriately scaled to a householder extension of this size.

Through an improved fabric specification for the new elements of the extension (exceeding the minimum Approved Document L1 (2021) extension standards), attention to overheating risk through passive design measures, water-efficient fittings, and recommendations for renewable technology and responsible sourcing of materials, the proposal responds positively to NPPF Policies CC1 to CC3 and DP3, and to Policies CC1, CC2, CC3 and CC5 of the Reading Borough Local Plan.

On this basis, the proposed development is considered to represent a sustainable and well-designed development, and it is respectfully requested that the Council grants planning permission for the scheme.

Copyrights

