

SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 19 January 2022

Shipbourne **TM/21/02565/FL**
Borough Green And Long Mill

Demolish the existing extended property and associated outbuildings and construct a more sustainable new build replacement residential property at Avenue Cottage Shipbourne Road Tonbridge

DPHEH:

Since publication of the main agenda, officers have sought further clarification from the agent on the relative energy efficiency ratings of the existing and proposed buildings. The agent has advised that whilst the applicant has not yet undertaken an EPC calculation (these normally being done when buying and selling property), they will be required to work through the SAP (Standard Assessment Procedure) calculations at the building control stage. They have however stated as a guide that they are estimating the current property to be either a D or E whereas they are aiming for an A rating for the new build.

In this respect, the agent has also made specific reference to the National Model Design Code (which is a material planning consideration) and how they are seeking to meet certain requirements, as follows:

Resources:

It's important to note that this has been carefully designed as a replacement property to enable the clients to create a highly efficient and sustainable family property by utilising the existing brown field residential plot and retaining all the mature boundary planting. As well as enhancing this with additional landscaping, a highly energy efficient property utilising the most up to date renewable energy technologies and a sustainable construction process to reduce any impact on the landscape, water use and embodied energy.

R1 Energy:

This is a subject high on the national agenda at present with Cop 26 and the future requirements to reduce/remove fossil fuel energy systems.

It is the client's intention to make this their forever home and a highly sustainable one. Therefore, at the technical design stage we will be reviewing the potential of a ground source heat pump with additional air source heat pumps and solar panel systems to make this as carbon neutral as possible. The property will be designed with electric charge points as well as low level energy lighting.

This is further enhanced by the orientation design to maximise the passive solar gain and reduce overshadowing, as well as enabling plenty of natural daylight and ventilation.

R2 Sustainable Construction:

The clients will be striving to construct this in a process that is environmentally responsible and resource efficient.

They will seek to re-use and repurpose as much of the existing building as possible to reduce the embodied energy. Then during the construction, we will be looking to use local materials, water saving systems such as rainwater harvesting and tendering a local contractor to reduce mileage pollution for its work force and deliveries to make this as sustainable as possible. This will also include aiming to improve on standard building regulations requirements when working through the technical design stages.

These matters can be fully addressed through the details that would need to be submitted pursuant to condition 5 as recommended which is entirely appropriate and would meet the tests of imposing conditions.

Separately, Members will be aware that the Building Regulations address several related aspects. These should not be replicated via the planning process but for further context, Members can be advised as follows:

Energy efficiency of new dwellings:

As a minimum, figures for the Dwelling Emission Rate (DER) and Target Emission Rate (TER), and design figures for the Dwelling Fabric Energy Efficiency (DFEE) and Target Fabric Energy Efficiency (TFEE), must be provided prior to approval under the Building Regulations. For compliance, it will need to be demonstrated that the calculated DER and DFEE are no higher than the TER and TFEE (the figures should be calculated using SAP 2012). Other sections of the Building Regulations look at other areas of efficiency such as limitations on water usage.

Renewable energy:

The Building Regulations in this respect are also dealt with under the calculation tool SAP 2012 where 'credit' is given for use of renewables. However, more recently Regulation 25a has been introduced, stating that:

Before construction of the new dwelling commences consideration needs to be made to high-efficiency alternative systems taking into account the technical, environmental and economic feasibility of such systems.

The analysis from an energy assessor should state whether high-efficiency alternative systems have or have not been included in the design. The notice must be provided to

Building Control and state the analysis of the feasibility has been undertaken and documented and is available for verification purposes.

For all the reasons set out within the main report and further expanded upon above, the proposed development is considered to be acceptable in all respects.

A question has been raised regarding the meaning behind Informative 1 contained within the recommendation. This is simply intended to highlight that two outbuildings certified as permitted development could not be built in connection with this scheme. It is recommended that the informative be reworded to make this clearer.

AMENDED RECOMMENDATION

Amend Informative 1:

1. Please note that previously certified outbuildings under applications TM/21/00527/LDP and TM/21/01956/LDP certified that the buildings were permitted development at the date of issuing the Lawful Development Certificates. These outbuildings would not be permitted development if constructed and only used following the demolition of the existing house.

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