



Registered Office: 1st Floor Quadrant House, 9 Heath Road, Weybridge, KT13 8SX

Office Address: 99 Potters Lane, Send, Woking, GU23 7AW

Tel. 01483 770073 - **Mob.** 07711 345 063

Email: info@abstract-plans.co.uk - **Web:** www.abstract-plans.co.uk

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PLANNING APPLICATION REF: P/2024/0256

RE: HOME LEIGH – CAE COCH LANE, CEFN MAWR – LL14 3DN

**HOUSEHOLDER PLANNING APPLICATION FOR PROPOSED TWO STOREY FRONT EXTENSION AND
TWO STOREY REAR EXTENSION**

GREEN INFRASTRUCTURE STATEMENT

The existing site is currently vacant and partial internal works have commenced in relation to maintenance only.

The rear garden is in need of attention. There are currently various shrubs, hedgerow along the rear boundary wall and a large mature bush/tree at the rear end of the garden. The front/side boundary wall has hedgerow present also. The proposal will have a new lawn area laid to the rear and existing hedgerow on the boundary wall will be pruned and maintained to ensure continued growth and habitat for nature by way of a hedgehog tunnel and other species to use. There will be a bee house installed to the rear of the garden to encourage and provide nesting space for Red Mason and Leafcutter bees. It has been shown in the NBB statement that a Sparrow Terrace Box will be installed on the house wall to encourage feeding and nesting space.

The client will also be looking to add additional shrubbery in various places in areas that will be determined once all construction/hard landscaping has been completed. This will soften the overall appearance and provide flowering plants that are ecologically friendly and encourage wildlife.

The Contractor shall be encouraged to locally source the materials where possible to minimise transport and carbon impact. Demolitions and excavated material will be reused as much as possible for hardcore, sub-floor base, backfilling & regrading within the ground. External materials (i.e. windows/ doors/ bricks/ tiles/ paving stones to be salvaged, cleaned and re-used where possible.

All timber materials will be sourced through specifications, and therefore sustainably sourced. Timber materials sourced should have an FSC or PEFC certificate / accreditation which promotes sustainable forest management. The provision for high performance glazing, efficient insulation, air tightness and breathable energy efficient fabrics complying with current building regulations Part L, E and F would minimise operational energy use. Consideration has been made within constraint of the existing building and site layouts, to creating maximum opening area of glazing windows and

doors to capture natural lights efficiently and provide solar gain with areas of shading to control overheating. The design will have passive cooling via opening doors and windows with trickle vents. Possible solar reflective glazing and blinds for shading. Double glazed units to have 16mm min gap with a soft low E coating to current BS requirements, Insulated cavity closers with horizontal and vertical (quality felt) dpc's installed around all openings. All windows to be Double-glazed and to have trickle vent 5000 sq.mm. To comply with building Regs (Part K).

There will be no negative impact to the biodiversity of the site as a result of the proposals.