

## Supporting Statement

### Project Overview

We are seeking planning permission to replace an unusable conservatory with a kitchen/ dining room and an extension that wraps around the side and to the front of our house (replacing the current small porch) to create a home office and a bigger porch space. The design and layout of our living space is planned to meet our current and future needs. We are a local family with two young children; Joseph provides an essential service as a boat skipper for Tresco Boats and Rachel works from home as an author, so we are seeking to create a dedicated home office for her to work. The current porch is very small for a family, so we are seeking to create a bigger space for all the outdoor equipment that we need for our family life on the islands. We are involved in the local community, including Joseph volunteering at the Judo club and the children attending the Five Islands School, as well as various other clubs which necessitate sports gear and equipment. The kitchen/ dining room will replace the current conservatory, thereby making better use of the current space by reconfiguring the downstairs layout to better suit our family and improve the overall quality of the property.

The current conservatory has not been used as a living space for a number of years. It leaks, creating damp issues for the home and draft issues, which means more heating is required of the home, which is not environmentally friendly or energy efficient. The extension will bring the entire family home into a liveable condition and allow us to continue living and working within the community.

The proposed plans are designed to be unobtrusive and seek to be in keeping with the surrounding properties.

### Floorspace Calculations

Please see validation checklist attached which indicates the slight increase is well within the space standards.

### Sustainable Design Measures

The extensions will be built with timber frame which can be fitted with insulation in between the timber frame panels to improve the U-value and air tightness. Insulation of a high quality will be used to increase the efficiency of the property. We intend to include an air source heat pump, powered by solar PVs to supply underfloor heating and negate the need for the use of fossil fuels to heat the home.

### Site Waste Management Plan

Every effort will be made to reduce, reuse and recycle materials. Waste that cannot be reused will be disposed of correctly at the Porthmellon Waste and Recycling Site.

We will be responsible for handling the resource management as the principle contractors and project managers for the project and will implement a waste hierarchy to reduce the amount of waste that goes to landfill and minimising damage to the local environment.

Building waste will be minimised through efficient ordering; we have experience in ordering specified materials and quantities required and will lead on this aspect to ensure no excess is ordered to minimise waste. Returning unused materials is not an efficient method on the islands; and so if any excess materials are derived, we will endeavour to find uses for these elsewhere within the project or elsewhere in the community. We will prepare adequate storage on site, to enable efficient ordering and handling of materials and reduce the amount of waste produced.

Waste materials will be reused where possible, recycled if no reuse opportunities are available for example, for the packaging of materials and will be disposed of responsibly and via the appropriate avenues available on the islands, if unable to be reused or recycled.

We, as principle contractor, will ensure all sub-contractors are aware of the Site Waste Management Plan and measures in place for minimising waste, reusing and recycling where possible.

Anticipated types of waste include; conservatory frame, packaging of building materials and offcuts of materials. The applicants will log the types of waste and quantities throughout the build and implement continuous opportunities for waste reduction.

#### Bat Survey

We have engaged an ecologist to report on the impact on bats, and the findings are included in the report attached to this application. No impact is expected, nor is any evidence of bats found on the property.

#### Light Assessment

After consideration of window placement, no loss of light is expected for any neighbouring properties.

#### Boundaries

The below two images show the boundaries between our property and the neighbouring property. The back garden where the conservatory is currently situated is bordered by a timber fence that we maintain. The front of the house has a driveway with no boundary line currently marking the two sides.



Back garden with timber fence marking boundary, as marked on location plan. The proposed extension would replace the current conservatory and would not extend as far as where the timber fence is situated.



Front of house with the driveway on the left, which has no boundary marking between the two properties, but the boundary line is on the location plan. Proposed front extension would be situated on the driveway belonging to our property, with the current porch slightly extended towards the lounge window on the ground floor.