

Environmental Assessment

This document is prepared in conjunction with The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 Schedule 4, Part 2.

The proposal

The application is for the construction of a new dwelling on land at 33, Hill Lane for my client and her husband. The client's parents currently own 33, Hill Lane and she wishes to purchase the site and demolish an existing agricultural structure/shed to build a new small 2 bed house.

The Planning Application is for a detached dwelling comprising of two bedrooms.

The site will contain car parking for two cars, cycle storage, turning space and waste and recycling storage.

The proposed dwelling has a gross footprint of 54 square metres.

The curtilage of the site is approximately 674 square metres.

The local area is very rural and the proposed design is considered appropriate to its context. Careful consideration has been given to the style of the building which is sympathetic to its surroundings through the use of materials, form and size. The design reflects the traditional farm buildings in the local area and has a barn hatch on the North elevation.

It is considered a modern design in terms of the accommodation provided and will be built with an external appearance suited to the area. Masonry and roofing materials will be selected accordingly as follows:

Roof: Traditional clay tiles with bonnet hips.

Walls: Brick with accent brick. Flint cladding with brick quoining on the North elevation.

Joinery: Traditional timber framed double glazed units.

Roof pitches on the road vary widely on Hill Lane. The pitch of the roof has been designed at 40 degrees. This provides a well-proportioned scale to the elevations and has low eaves and ridge height so it does not infringe on the surrounding landscape. It has been designed to prevent any windows directly overlooking number 33 with only two roof lights on the West elevation.

Lidsey Drainage Catchment Area

The site is located within the Lidsey Drainage Catchment Area. But it is not proposed that the new dwelling would require connection to foul drainage within the catchment area and the proposal will not be connecting to the existing public mains drainage system.

The proposed dwelling will have a klargest system. This can usually provide a reliable solution for locations without mains drainage, where the discharge of treated effluent is not permissible due to unsuitable ground conditions, or where infrequent or seasonal use, such

as a holiday home, would prevent the successful functioning of a BioDisc/Biotec packaged treatment plant, for example.

- It is normally delivered as a complete unit ready for installation, each Storage Tank must be installed in a level condition and bedded on, and surrounded with, 225mm thickness of concrete. A 'high level' alarm is available for monitoring the Storage Tank for optimum usage.
- For a single dwelling 18180 litres (4000 gallons) is the minimum allowable capacity. This size should be increased by 6800 litres (6.8m³) for each additional user.
- It is ideal for locations where discharge is to sub-surface irrigation, or to a suitable watercourse.

The clients would like to install the Klargestar, in a discrete area on the site, as they would like the property to be connected to a water meter and feel this would be a more economical. Therefore using this system would offer the option to reuse water where possible.

Summary

The proposal will not cause any adverse strain on the Lidsey Drainage Catchment Area or the local area.

- The Klargestar provides a reliable, efficient and environmentally safe solution for sewage disposal needs.
- Klargestar BioDisc operates without noise or odour
- Maintenance requirements are low with good access
- No technical or mechanical faults
- Low power consumption at 1.3kw/d approx 10-14 pence per day
- Low sludge build up and large storage capacity
- Low maintenance
- Aesthetically unobtrusive