

ENVIRONMENTAL ASSESSMENT

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

THE PROPOSED

This application is for the construction of a new dwelling on land at 33, Hill Lane for our client and her husband. Our 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 3-bedroom house.

A previous application [BN/31/16/PL] for a 2-bedroom dwelling was approved in July 2016. This application seeks to revise the design and layout.

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

The proposed dwelling has a gross internal floor area of 117.4m². The previously approved application measures 68.0m². The revised scheme results in an increase of 49.4m².

The curtilage of the site is approximately 758m².

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.

Please refer to the accompanying drawings and documents for further details on the design and appearance.

LIDSEY DRAINAGE CATCHMENT AREA

The site is located within the Lidsey Drainage Catchment Area, however we do not propose to connect to the existing public mains drainage system.

The proposed dwelling will have a Klargester 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.

Our clients would like to install a Klargester system, 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. 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 Klargester provides a reliable, efficient and environmentally safe solution for sewage disposal needs.
- Klargester 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