

Supporting Statement for 'Telfs' Householder

Planning Application Feb 2026

Brief: The applicants have owned 'Telfs' since October 2024. The house is thermally inefficient and in need of extensive modernisation to bring it up to comfortable living conditions. To date the owners have replaced the garage doors and have started to replace the UPVC windows with high performance Aluminium clad timber windows and doors. The dwelling is not in a conservation area and the items that have already been replaced fall under permitted development. Unfortunately, a certificate of Lawful development has not been sought by the applicant. I have detailed all the works on the accompanying 'Proposed' drawings. The applicants are now seeking approval for all the works both recently undertaken and proposed.

The main reason for this householder application is to seek permission for:

The demolition of a conservatory and base.

External vertical timber cladding.

The widening of one rear sliding door to the garden from 2.4m wide to 3m wide.

The creation of a full-length patio door where there is currently a window (dining room) of the same width.

Raised hard landscaping to the rear garden to create flush level access improving the existing which has become unsafe.

Items that do not strictly need planning permission and fall under permitted development that we also seek permission for are:

The insertion of Sun pipes on the North West facing roof slope.

Solar panels to the South East & South West facing roof slopes – installed Nov 25.

Heat pump installation on the North West house elevation (Floor mounted – see images below) -installed Nov 25.

New patio area to the side, replacing old conservatory.

Further replacement windows and doors to complete all.

Garage door replacement – installed Oct 25.

Additional information:

Heat Pump

Samsung R290 16kW Air Source Heat Pump

Samsung website

<https://samsung-climatesolutions.com/gb/b2c/our-solutions/home/heat-pump-solutions/heating/mono-r290.html>



Solar Panels:

Eurener

9.500 kW Total Solar Power

19 x 500 Watt Panels (MEPV 500 [Nexa]) 8,934 kWh per year

<https://eurener.com/product/>

Privacy:

The house is positioned centrally on a very generous plot. It has only one neighbour to the North West that is well screened behind a fence and

mature planting on the boundary. The works will be no impact on the neighbouring amenity space. There are open fields to the South & West.



Access: There is no change to the access or parking