

D A V I D Y O U N G A R C H I T E C T
37 TEMPLE DRIVE :: SWINTON :: MANCHESTER M27 4EA
TEL 0161 793 0737 MOBILE 07774 181 336

Date: 31 October 2023
Project: **Stansfield**

**Supporting statement in respect of planning application
for**

**Two storey side and rear extension with rear conservatory; thermal insulation and rendering of
existing external walls; erection of a 1.28m high front and part side boundary wall (altered
application following 23/00060/HOUS)**

**at
597 Whitworth Road Rochdale OL12 6DH**

Submission of an altered planning application.

Planning Application 23/00060/HOUS was approved.

The applicant's agent has since been in correspondence with the planning officer rendering of the elevations to both the existing house and the extension. This has been principally brought about by the need to thermally insulate the walls of the existing house and is summarized in the email exchange attached.

The planning officer's response (attached) was not encouraging and advised reference to <https://yourhomebetter.co.uk/ways-to-upgrade> and this has been considered.

In summary there are three ways to improve the thermal insulation to walls of an existing house and the conclusion of that consideration is as follows:

1. Insulation of internal face of external wall.
This is not an attractive proposition as the rooms are not particularly large and there would be loss of room space of approximately 100mm on the external walls. The interiors are finished and decorated to a high standard and this would have to be replicated involving significant expense and inconvenience.
2. Cavity wall insulation.
Retro-fit cavity wall insulation is not an attractive option for this house in this location. The house was built in the 1980's and has 50mm wide cavities; this compares with the current practice since June 2022 of 100mm cavities with full fill insulation. Therefore retro-fit cavity filling will not achieve the latest standard. Also, this location on the edge of the Pennines is subject to high rainfall and retro-fit cavity insulation is more prone to be problematic.
3. Insulation of the external face of the external wall.
This is the most attractive retro-fit solution in this case as thermal insulation to current standards can be achieved. There will be no loss of internal floor space nor any disruption to internal finishes and décor.