

Dear

Please find below our latest newsletter which we hope will be of interest to you.

Kind regards

RSA Team

Raymond Stemp Associates Ltd

Planning and Development Consultants

NEWSLETTER

February 2022

IN THIS ISSUE:

- ❖ **Revised Building Regulations Coming in to Reduce Carbon Emissions**
- ❖ **RSA Appeal Successes in Southminster and Witham**

For further information relating to any planning issues, please contact RSA on 01206 274190 or email: raystemp@rsa-planning.co.uk

REVISED BUILDING REGULATIONS COMING IN TO REDUCE CARBON EMISSIONS

The Department for Levelling Up, Housing and Communities has announced changes to building regulations which are designed to cut carbon emissions on new builds by 30%.

The new regulations come into force in June 2022 and allow a transition period for planning applications that are in progress at that time.

The changes are to provide a "meaningful and achievable" increase to the energy efficiency standard for buildings. These include a

new way of measuring energy efficiency, changes in the regulation of on-site electricity generation to ensure it is appropriately installed, changes to address the risk of overheating in new residential buildings and provisions in relation to ventilation standards in new and existing buildings where building work is being carried out.

The new building regulations introduce interim uplifts to Part L and Part F of the building regulations and introduce Part O which addresses overheating. The regulations come into effect on the 15th June 2022. The transitional arrangements are that if a building notice, initial notice or full plans for building work are submitted to a local planning authority before 15th June 2022 then provided the building work commences by 15th June 2023, work on that building will be permitted under the previous standards.



RSA APPEAL SUCCESS IN SOUTHMINSTER

Appeal allowed against Maldon District Council to refuse to grant a Certificate of Lawful Use for a Mobile Home in Southminster Essex.

Raymond Stemp Associates was appointed to lodge an appeal against a decision to grant permission for an application for a Certificate of Lawful Use relating to the use of land for stationing of a mobile home as ancillary use to the residential use at the site.

The applicant's claim was that the mobile home had been stationed within the appeal site for a period in excess of 10 years.

The Council's case was made on the basis that the mobile home was a building and physically and fundamentally distinct from the main dwelling house.

The Planning Inspector found that the mobile home was not fixed to the ground. He found a lack of food storage in the mobile home for day-to-day living and that there was a close functional link between the occupants of the mobile home and the main dwelling.

RSA APPEAL SUCCESS IN WITHAM

Appeal allowed against Braintree District Council to refuse to grant planning permission for fencing to side and rear garden in Witham

Our client was unable to benefit from permitted development rights due to the location of his site adjacent to a public highway but wanted to enclose his domestic garden with a fence, similar to other properties in the area.

RSA successfully demonstrated there would be no harm to the character and appearance of the area, in addition to the erection of the fence



there would be low level planting and an appropriate visibility splay.

The Planning Inspector, having regard to all matters raised, allowed the appeal.

If you no longer wish to receive updates from us, please drop us an email and we will remove your details from our mailing list.