Sustainability Appraisal

Proposed Outbuilding at Mount House, Jolesfield, Partridge Green, West Sussex, RH13 8JT

Prepared for: **Timber Rooms Ltd**
Prepared in support of a Householder Planning Application
Date: October 2026

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1. Introduction

This Sustainability Appraisal has been prepared in support of a planning application for the proposed erection of a detached outbuilding at:

Mount House, Jolesfield, Partridge Green, West Sussex, RH13 8JT

The proposed development comprises:

- A detached outbuilding measuring approximately **7.2m x 4.5m x 2.8m high**;
- External cladding finished in **James Hardie Composite & Thermo Pine**;
- Anthracite grey Aluminium doors and windows;
- A flat roof finished with EPDM rubber membrane;
- An associated external composite deck measuring approximately 13.6m2.

This report considers the environmental sustainability credentials of the proposed development and demonstrates how the scheme incorporates sustainable construction principles, efficient material use, and responsible environmental design.

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2. Development Overview

The proposal involves the construction of a modest-scale ancillary outbuilding within the existing residential curtilage of Mount House.

The development has been designed to:

- Integrate sympathetically with the surrounding environment;
- Minimise environmental impact;
- Utilise durable and sustainable materials;
- Maintain the existing character of the site;
- Promote energy-efficient construction principles.

The proposal represents a low-impact form of domestic development within an already established residential garden setting.

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3. Sustainable Location

The application site is located within an established residential area of Partridge Green where existing infrastructure, services, and access arrangements are already in place.

As the proposal relates to development within an existing domestic curtilage:

- No additional land take is required beyond the established residential plot;
- Existing utility connections and access arrangements can be utilised;
- The proposal avoids unnecessary urban sprawl or development of undeveloped countryside.

The development therefore represents an efficient use of previously established residential land.

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4. Sustainable Design Principles

4.1 Scale and Form

The outbuilding has been designed with a modest single-storey form appropriate to its residential setting.

The compact footprint minimises material consumption while maintaining functionality.

The building height of approximately 2.8m helps reduce visual impact and ensures compatibility with the surrounding garden environment.

4.2 Material Selection

The proposed external materials have been selected with durability, longevity, and sustainability in mind.

James Hardie Composite & Thermo Pine Cladding

The use of these finishes provides several sustainability benefits:

- Naturally durable timber with long service life;
- Renewable material source;
- Low maintenance requirements;
- Good thermal performance characteristics;

- Ability to weather naturally over time without extensive chemical treatment.

James Hardie offers the key sustainability benefit of a 40-50 year lifespan and the use of an abundant raw material. Timber cladding generally carries a lower embodied carbon footprint compared with many alternative external finishes.

EPDM Rubber Roof

The proposed EPDM roofing system offers:
- Long operational lifespan;
- High durability and weather resistance;
- Low maintenance requirements;
- Reduced replacement frequency;
- Recyclability at end of life in many applications.

Aluminium Doors and Windows

The anthracite grey Aluminium glazing system
provides:
- Good thermal insulation performance;
- Long service life;
- Low maintenance requirements;
- Energy efficiency benefits through reduced heat loss.

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5. Energy Efficiency

The proposal incorporates energy-efficient construction principles appropriate to the scale and nature of the development.

Measures include:

- High-performance insulated wall, floor, and roof construction;
- Energy-efficient glazing systems;
- Airtight construction techniques where practical;
- Efficient use of natural daylight through appropriately sized glazing.

The building’s compact form also assists in reducing heat loss and improving operational efficiency.

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6. Resource Efficiency

The proposed development has been designed to minimise resource consumption during both construction and long-term use.

Key considerations include:

- Efficient use of construction materials;
- Reduced excavation requirements due to modest scale;
- Minimal impact on existing landscape features;
- Durable finishes intended to reduce future maintenance and replacement.

Construction waste can be further minimised through careful material management and recycling of suitable waste streams during the build process.

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7. Surface Water and Drainage

The proposal is modest in scale and located within an existing managed residential garden.

The development is not anticipated to significantly increase surface water runoff.

The associated composite deck and surrounding landscaped areas will continue to allow natural drainage and infiltration.

Good construction practice should ensure:

- Appropriate management of rainwater runoff;
- Prevention of pollution during construction;
- Protection of existing garden areas.

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8. Biodiversity and Landscaping

The proposal retains the majority of the existing garden environment and surrounding vegetation.

No significant trees or ecologically valuable habitats are proposed to be removed.

The development also presents opportunities for biodiversity enhancement through:

- Pollinator-friendly planting;
- Retention of existing boundary vegetation;
- Installation of bird and bat boxes;
- Sensitive external lighting design.

These measures support local biodiversity objectives and contribute positively to the ecological value of the site.

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9. Construction Sustainability

The proposed development is relatively small-scale and is expected to involve limited construction impacts.

Sustainable construction measures should include:

- Responsible sourcing of timber materials where practicable;
- Minimisation of construction waste;
- Recycling of surplus materials where possible;
- Efficient delivery scheduling to reduce vehicle movements;
- Good site management practices.

The modest scale of the proposal helps limit the overall environmental impact associated with the build process.

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10. Climate Change Considerations

The proposal incorporates several features that contribute positively toward climate resilience and environmental sustainability:

- Durable external materials with long service life;
- Energy-efficient building envelope;
- Retention of soft landscaping;
- Low-maintenance design approach;
- Reduced operational energy demand.

The use of timber cladding also contributes toward lower embodied carbon compared with more carbon-intensive construction materials.

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11. Planning Policy Context

The National Planning Policy Framework (NPPF) encourages planning decisions that support sustainable development and the transition to a low-carbon future.

The proposed development aligns with these objectives by:

- Making efficient use of existing residential land;
- Incorporating durable and sustainable materials;
- Supporting biodiversity enhancement;
- Minimising environmental impact;
- Promoting energy-efficient construction.

The proposal therefore represents an environmentally responsible form of small-scale domestic development.

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12. Conclusion

The proposed outbuilding at Mount House, Jolesfield, Partridge Green, West Sussex, RH13 8JT has been designed with sustainability principles in mind.

The development:

- Utilises durable and sustainable construction materials;
- Maintains a compact and efficient design;
- Minimises impact on the surrounding environment;
- Retains existing garden character and vegetation;
- Incorporates opportunities for biodiversity enhancement;
- Supports energy-efficient construction principles.

Overall, the proposal is considered to represent a sustainable form of development appropriate to its residential setting and compliant with the broad sustainability objectives of national planning policy.

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13. Sustainability Summary

Sustainability Measure	Benefit
Cladding choices	Renewable, durable low-maintenance, long lasting materials
EPDM roof membrane	Long lifespan and durability
Energy-efficient glazing	Reduced heat loss
Compact building form	Reduced material and energy use
Retention of landscaping	Protects local character and biodiversity
Biodiversity enhancements	Supports wildlife and pollinators
Existing residential curtilage use	Efficient land use
Low-impact construction scale	Reduced environmental impact

Disclaimer

This Sustainability Appraisal has been prepared for planning support purposes based on the submitted development details available at the time of writing. Detailed construction specifications and building performance standards may be refined during the detailed design and construction stages.