

Proposed Double storey side extension to existing dwelling

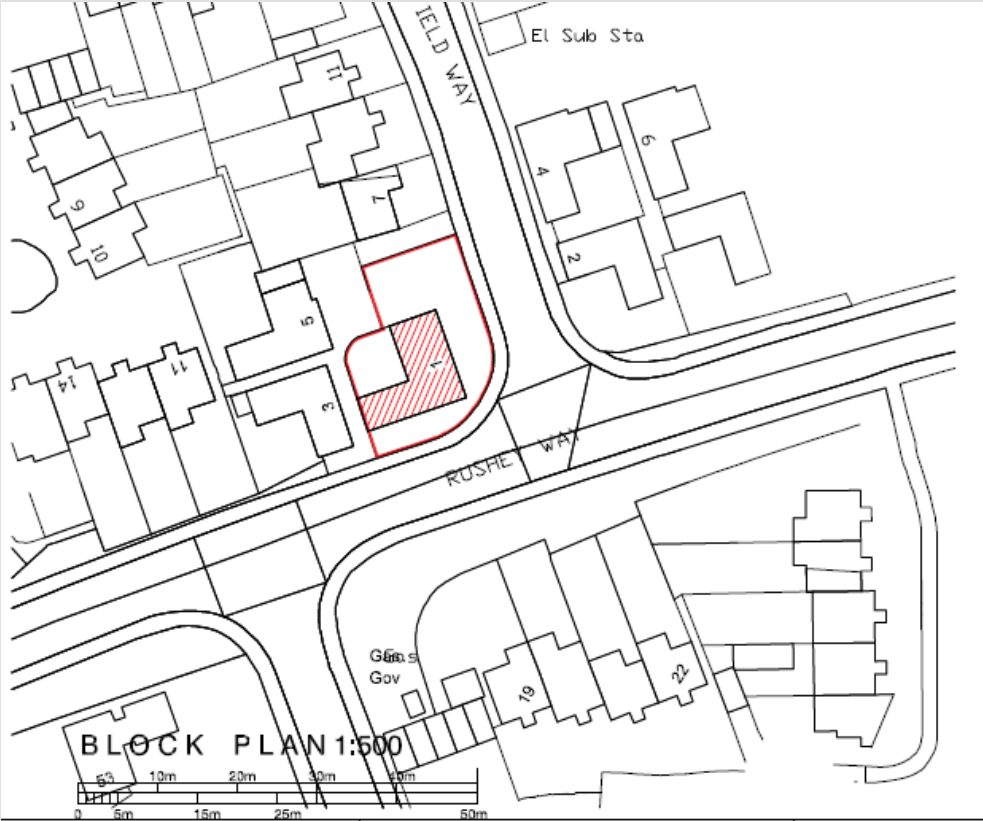
At 1 Sellafield Way, Lower Earley



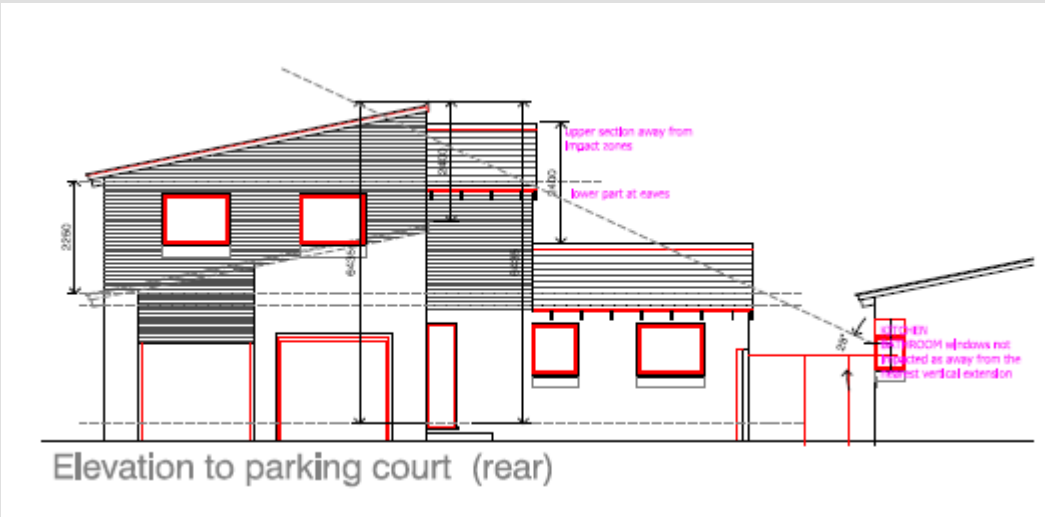
Overshadowing statement

Introduction, Site Location and Description

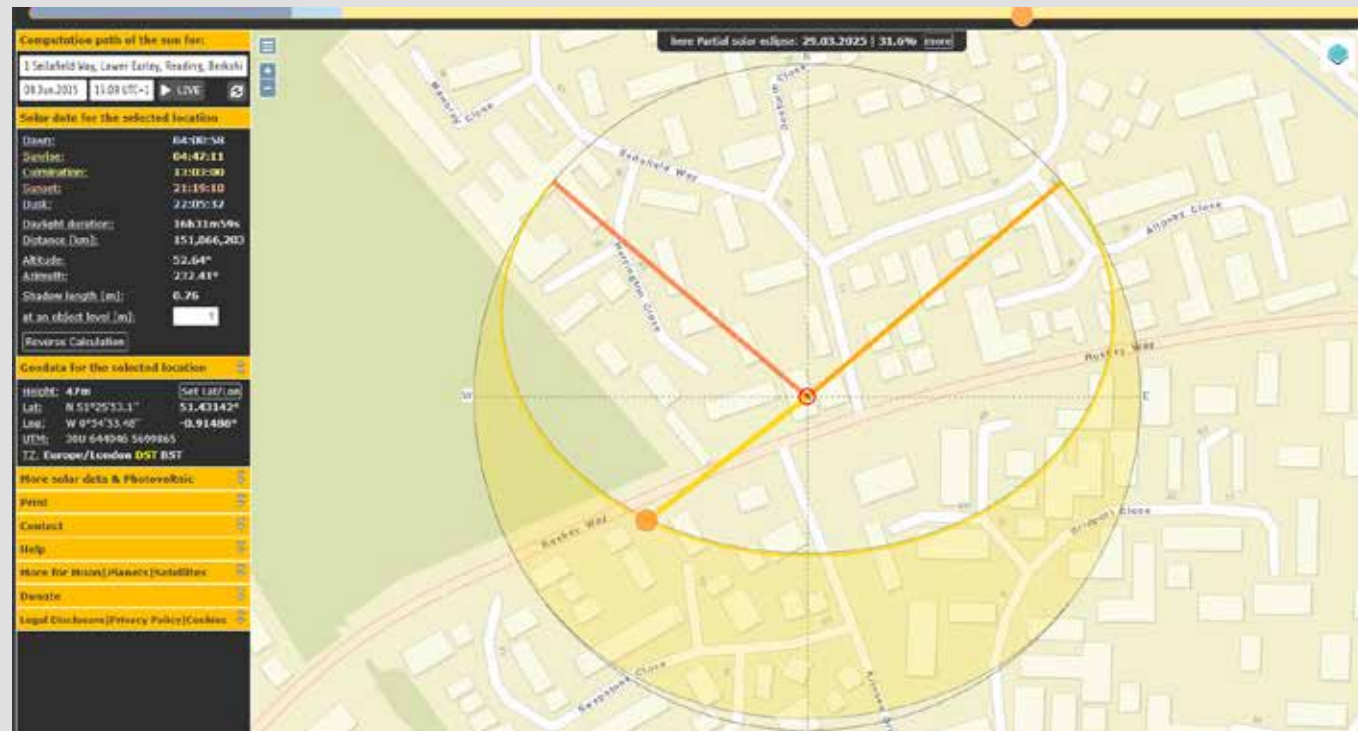
This statement has been prepared in support of and forming the planning application set of information for the proposed new double storey vertical extensions to this private bungalow dwelling with a monopitched roof over. The application property lies on the southern side of Rushey Way and at the junction with Sellafeld Way, in Lower Earley, within an established residential area.



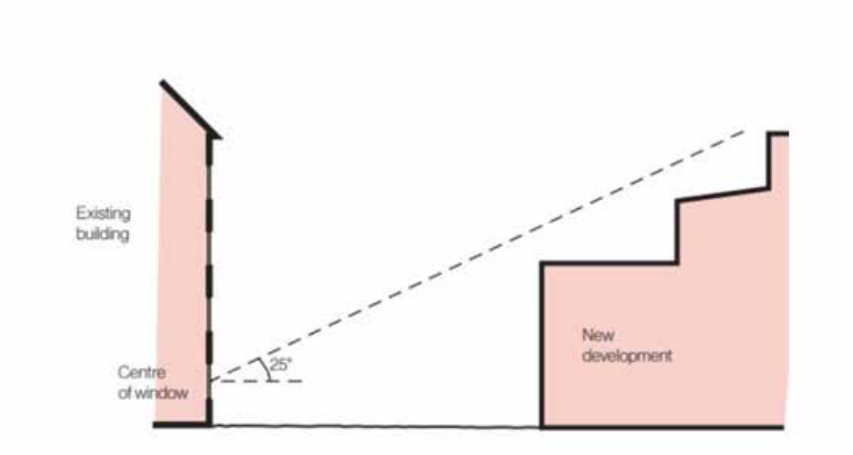
The application property is a corner plot, constructed as a bungalow but with a one sided roof slope, that has its higher ridge element at the centre of the “L”-shaped roof design.



The plan and elevation above shows the relationship between the application plot and its nearest neighbour at No 3, where the vertical extension is set away from the neighbours plot. The nearest windows are believed to be allocated to a bathroom, and then to the kitchen of that property, and both rooms are set away from any likely impact. The elevation shows that the 25 degree angle struck from the centre of the window strikes the new extension and would have a negligible affect due to the distance from this window.



The above sun path The diagram above shows the path of the sun which is from the east to the west and to the south of the dwellings on the side of the application property.

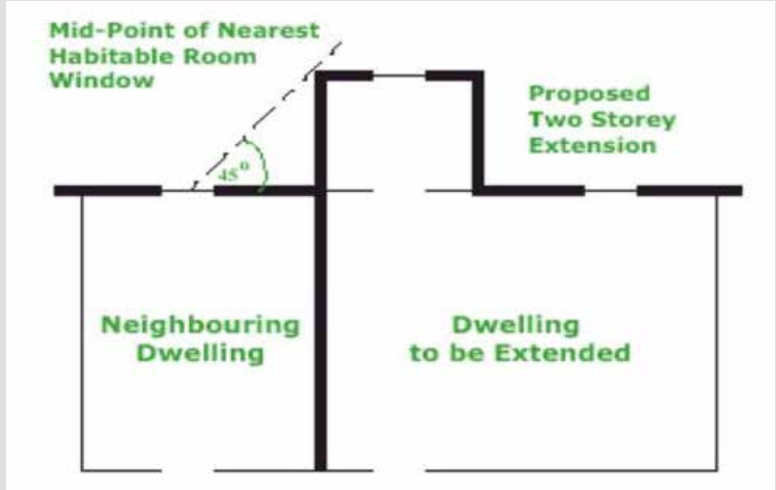


The 25-degree test is applied by drawing a line from the centre of the principal window of habitable rooms on the ground floor. If the proposed development is below the 25-degree line, then it is unlikely that the neighbour will experience an unacceptable loss of daylight or sunlight.

45-degree test

The 45-degree rule provides a simple way of considering the impact of design on windows in neighbouring properties flanking a proposed development of two or more storeys. As with the 25-degree test, the 45-degree test is only applied to the principal windows in habitable rooms and is not normally applied to secondary windows. Similarly, the test is not applied to windows in non-habitable rooms.

For the avoidance of doubt, the test is not applied to proposed single storey developments.



The technical note further sates:

Failure to comply with either or both 25 degree and 45-degree tests does not mean that the proposed development will automatically be refused. Other factors will be considered, for example, the distance between the proposed development and the relevant windows in the neighbouring property and the overall scale and massing of the new development.

Wokingham Borough Council has a technical note as guidance for overshadowing and this states:

Technical note to provide further guidance on how the 25-degree and 45-degree tests are applied Introduction This technical note has been produced to support the Borough Design Guide (BDG) by providing additional clarity on how the impact of new buildings on the daylight and sunlight experienced in neighbouring properties is assessed. Background Wokingham Borough Council adopted the BDG in June 2012 with the overall aim to improve the quality of design. Section 4.8 provides guidance to achieve well designed homes.

Amongst other matters, R18 states :

“Dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties.” The text following R18 continues to explain a simple method for assessing the impact of design on daylight and sunlight through the application of two tests: a 25-degree test and a 45-degree test. These tests are illustrated in the accompanying Figure 4.30. The text continues to explain that where the design of a development proposal does not comply with the tests, a more detailed assessment should be provided.

Whilst there is no legal right to light under planning law, the Council may use the 25 degree and 45-degree tests to consider the impact of a proposed development on a neighbour’s amenities.

25-degree test

The 25-degree test provides a simple method of considering the impact of design on windows in neighbouring properties which face the proposed development.

The test is only applied to the principal windows in habitable rooms such as the living room, dining room and bedrooms.

The test is not normally applied to secondary windows in habitable room, be they on the same elevation as the principal window or another.

For the avoidance of doubt, the test is not applied to windows in non-habitable rooms such as stairwell, kitchen, conservatory, utility room, or bathroom.

Overshadowing
The massing and density of a development can influence access to sunlight, daylight and solar gains to internal and external spaces.

Site layout
It is best practice to avoid placing higher elements to the south of a site, ideally these should be placed to the north to avoid excessive shading of other buildings and external amenity spaces. The extensions in this case are set to the east of the application site, and away for the neighbour’s plot.

When designing for sunlight consider the suns angle at different times of the day across different seasons.

Distances between buildings
Building spacing and street proportions should be assessed to reduce the extent overshadowing.
It is good practice to allow a distance of at least 1/1.5 times the buildings height between buildings where a high degree of overshadowing is likely to impact the adjacent properties. There is a balance to strike in dense contexts as taller buildings will make it difficult for all dwellings to receive sunlight in winter months.
Ensure that year-round sun paths are thoroughly considered when designing to allow as many dwellings as possible to receive sunlight.

It can be seen, and it is demonstrated that as the new double storey extension will lie to the northeastern end of the application dwelling, that any impact to the nearest dwelling at No 3 is negligible.
The neighbours dwelling has its entrance at the middle and two windows, believed to be a bathroom, and then a kitchen set to its northeastern elevation The other opening is its entrance door with a sidelight, and severs a hallway leading to other habitable rooms where their windows are located away form the new proposed extensions, so no habitable rooms would be affected.
There is some 8-9m from the proposed side extension to these windows, with little or no overshadowing expected due to the orientation and juxtaposition of the two properties.

Conclusion

The plans elevations as proposed have been sensitively put together to respect not only the host dwelling, but also to provide all of the design principles that are expected for an alteration and addition to a property of this type.

The impact to neighbours is negligible as the nearest windows are set away from the new vertical extensions, and only serve secondary accommodation and not to habitable rooms.

The nearest extension has purposefully been set so that it is inset to the property and the whole width has not been selected for it to be extended intentionally for this reason.

It is hoped that with the above information, that the application will receive support by Wokingham Borough Council, where the applicant has worked to propose an overall dwelling in keeping with the style and character of the area.