

DOCUMENT TITLE: DAYLIGHT AND SUNLIGHT ASSESSMENT

SITE ADDRESS: BLUEHILL, BASINGSTOKE ROAD, THREE MILE CROSS, RG7 1AS

1.0 Introduction

This Sunlight and Daylight Assessment has been produced to support the planning application for a two-storey detached house extension in Three Mile Cross, Reading.

2.0 Assessment

The assessment is generally undertaken based on the 45-degree rule in accordance with the Oxford City Councils Sites and Housing Plan 2011-2026 [1], and BR209 Site Layout Planning for Daylight and Sunlight [2].

2.1 45 Degree Rule

This rule [1] states that, ‘... no development should intrude over a line drawn at an angle 45 degree in the horizontal plane from the midpoint of the nearest window of a habitable room...’.

The proposed extension does not extend beyond the 45-degree line and therefore satisfies the rule. A minimum 50mm construction tolerance from the 45-degree line will be allowed for. Regarding the rear Extension this will have no further effect on the rear doors/windows to the neighbouring properties as the neighbouring property extends further back from the dwelling. The first-floor extension will also have very minimal impact as the neighbouring house are currently in construction with a double heightened side facing wall. (Figure 1)

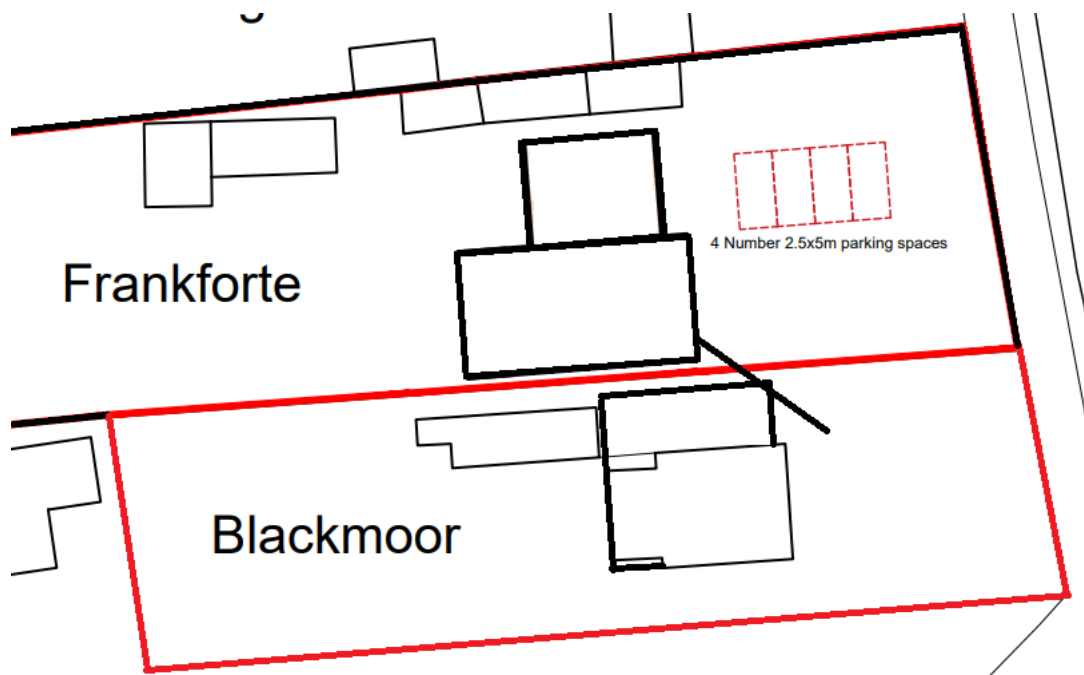


Figure 1 – 45 degrees from neighbours' windows at first floor level

3.0 Conclusion

The assessment demonstrates that the proposed scheme will have relatively low impact on the daylight and sunlight receivable by the neighbouring properties as the existing building that is there at the neighbours is almost equivalent to the height of the dwelling. In addition to this on the side that is facing the dwelling there are only 2 windows which are for shower rooms therefore frosted and secondary spaces.