

DOCUMENT TITLE: DAYLIGHT AND SUNLIGHT ASSESSMENT

SITE ADDRESS: BLACKMOOR, 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 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 it is pre-approved under planning application 251574 however, we wish to reduce this to 4m instead of the 8m which has been approved. The first-floor extension will also have very minimal impact as we have made the roof slanted and lower to be considerate of the neighbouring building. (Figure 1)

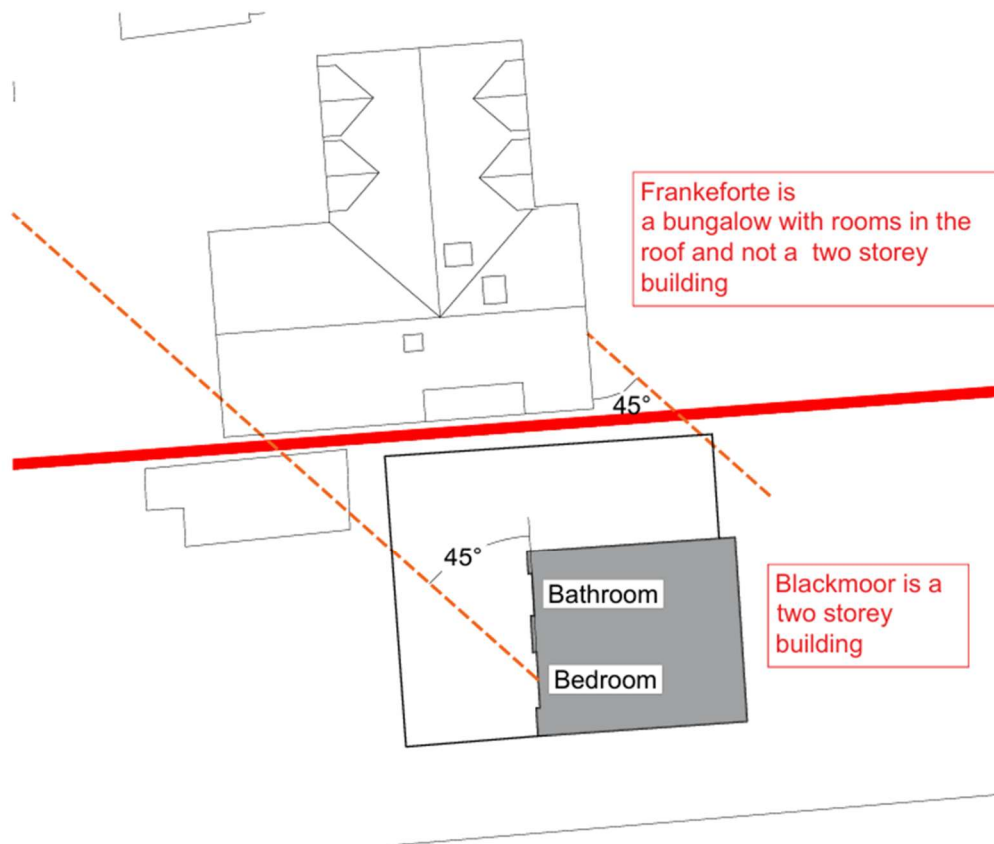


Figure 1 – 45 degrees from neighbours' windows at ground floor level

2.2 Other Considerations

Sunlight obstruction is less relevant for this case as the principal elevations of the extension and the adjoining properties are west facing. As for Blackmoor the Ground floor does not get effected by the ground floor extension as there is a pathway between the houses. As well as this the neighbouring building Frankeforte extends further back than Blackmoor thus not having any effects to there dwelling.

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.