

**Extension of Flat B
13 Circus Street, Oxford OX4 1JR**

Daylight and Sunlight Assessment

The proposal is for the demolition of the existing single storey bathroom extension to Flat B, 13 Circus Street, and the erection of a two storey extension offering improved accommodation on the land to the rear of 13 Circus St.

The orientation of the proposed extension is such that, apart from perhaps an hour after dawn in high summer, there will be no additional shadowing cast either onto the back garden of no. 12, or onto its back windows. The buildings to the north are garages and other non-residential uses and so not relevant.

The flats contained within the main terrace (flats, A, C and D) will not be affected as they no longer rely on natural light from the north-west.

On the opposite corner of Alhambra Lane and Circus Street, the relatively new block of flats is already overshadowed by the Victorian terrace of which no. 13 forms the end, and any shadowing cast in the evening that might affect these units will come from the 4 1/2 storey houses that line the Iffley Road less than 30 metres away, rather than the extension. The image below illustrates the minimal shadowing on the flats opposite caused by the extension and the terrace, at 7.30 p.m. on Midsummer's Day.

There is therefore no significant impact on neighbouring dwellings from these proposals.



