

Daylight, Sunlight assessment for Proposed second story extension to 12 Marina Crescent, Skipton.

This daylight report is to support the planning application for the proposed development of 12 Marina Crescent, Skipton.

This report should be considered in conjunction with the submitted planning drawings.

- 001 EXISTING FLOOR PLANS AND ELEVATIONS
- 010 PROPOSED FLOOR PLANS AND ELEVATIONS
- 020 SITE LOCATION PLAN EXISTING AND PROPOSED BLOCK PLAN

This statement has been carried out in accordance with the recommendations of the Building Research Establishment (BRE) Digest 209 'Site Layout Planning for Daylight and Sunlight: a good practice guide' 1991 – this is intended to be advisory and does not contain mandatory standards.

This assessment considers the impacts of the development in terms of daylight, sunlight, and overshadowing.

The BRE Report advises that daylight and sunlight levels should be assessed for the main habitable rooms of neighbouring residential properties.

Habitable rooms include kitchens, living rooms and dining rooms, however bedrooms are less important as they are mainly occupied at night.

Site Description – the application site is a two-storey semi-detached dwelling located within the development boundary of Skipton. The rear of the dwelling is an enclosed garden bordered by a single storey extension to the North East, private gardens to dwellings to the north and a large council allotment to the west. All fenced with min. 1.8m high fencing.

The Proposal – it is proposed to construct a second story extension over the existing single storey rear extension.

The proposed extension is to the North West of the dwelling. The proposed extension roof is: Ridge, 7.00m above the external ground level and eaves, 5.00m above external ground level, aligning with existing.

The adjacent property to the North East is 10 Marina Crescent, Skipton. There are no immediately adjacent properties to the West with the site being entirely flanked by a council owned and leased allotment.

Policy, guidance, and assessment – the objective of this statement is to determine the potential impact of the proposed extension to the adjacent premises to the North East, 10 Marina Crescent, Skipton.

The proposal would not result in any unacceptable loss of daylight or sunlight to any habitable rooms serving number 10 Marina Crescent.

The BRE advises that for gardens, yards, and open spaces to appear to be adequately sunlit throughout the year, no more than 40% (two-fifths) and preferably no more than 25% (one-quarter) of any such space should be prevented by buildings from receiving any sun at all on 21st March.

As can be seen from the site plan, and orientation, the amenity area situated to the rear of 10 Marina Crescent is not severely impacted by the proposed development.

Any existing overshadowing to the garden of number 10 Marina Crescent is caused by the original footprint of the property and alterations with the garden being positioned to the properties North.

The extent and complexity of this report is proportional to the potential impact of the proposal on the neighbouring property and their amenity area.

This statement has demonstrated that the proposed development will have no significant impact on the light received by number 10 Marina Crescent.

The proposal meets the requirements of BRE standards in that 10 Marina Crescent will continue to receive adequate levels of daylight and sunlight within the dwelling and the adjacent associated rear yard amenity areas.

It is considered that there will be a degree of overshadowing, however it is not considered that the extent of the impact would be sufficient to justify the refusal of planning permission.

There is no significant impact in terms of loss of privacy.

The proposal is therefore considered to meet the requirements of Policy ENV3 and the NPPF with regard to amenity.

Having considered the existing circumstances, the height of the proposed extension, its design and orientation I conclude that the proposed extension would not reduce the daylight or sunlight presently enjoyed by the adjacent and adjoining premises situated east and west of the proposed extension to such a degree as to be considered harmful and therefore has no detrimental impact upon the premises and amenity (yard) areas of the neighbouring dwellings.

Tom Bowness

Bowness Architectural.