

# Design and Access Statement

**Supporting Statement for  
Planning Application**

**6 Wraith Terrace  
Durham  
SR8 4AT**



**Report prepared September 2021**

## 1. Introduction

### Purpose of Statement

- 1.1 This planning statement has been prepared to accompany a householder planning application at 6 Wraith Terrace, Durham, for the proposed demolition of conservatory and lean-to roof and replace with single storey extension and extension of garage to the rear.
- 1.2 The purpose of this statement is to describe and assess the proposals in relation to pre-application advice received on the 23<sup>rd</sup> of July 2021 (PRE21/21/02426). The report will pay particular attention to the '45-degree code', and the overall impact of the proposals on neighbouring properties.

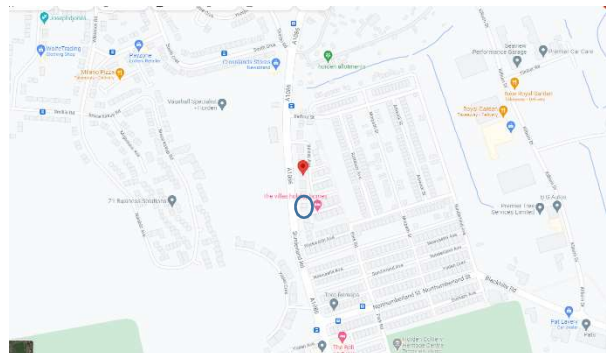
### Structure of Statement

- 1.3 This Planning Statement is structured as follows:
- 1.4 Section 2 provides a description of the site and surrounding area, as well as details of the proposed development.
- 1.5 Section 3 identifies the relevant planning policy and any other material planning considerations.
- 1.6 Section 4 provides sun path analysis with regard to paragraph 2.1 of the RASSPD.
- 1.7 Section 5 draws conclusions from the content of the report.

## 2. Site Context & Proposed Development

### Site

- 2.1 The site relates to a semi-detached dwelling house located in the Peter Lee area of Durham. The property and others on Wraith Terrace have a unique character and theme in terms of their structure and overall aesthetics. Private amenity space is available at both the front and rear of the property as well as a garage to provide off road parking.



## Access

- 2.5 The property has access from a front garden via Sunderland road from a public footpath. The rear of the property is accessed from Belsay Avenue.

## Proposal

- 2.7 The proposals involve the demolition of an existing conservatory, replacing it with a lean-to extension. An adjoining lean-to roof is to also be replaced to create one continuous roof with a matching pitch. An existing garage to the rear is also to be extended to provide more off-road parking. The new lean-to roof will have 2 Velux windows installed to provide better lighting and ventilation to a newly proposed office space and existing kitchen.



## 3. Planning Policy

### General Principles

- 3.1 Paragraph 2.1 of the RASSPD states that it is important that the amenity of adjacent properties is protected in relation to the over dominance, loss of privacy and loss of daylight, of proposed extensions.

The proposed extension is to be built in place of an existing conservatory, which has been acknowledged within the pre-application advice received, (PRE21/21/02426). An extract from this reads 'it is acknowledged that there is already a structure to the rear of the site which is to be replaced, however, this is a conservatory which is mainly made of glass, therefore, would have less of an impact than the proposed brick extension'. Whilst this is a valid point, the conservatory itself has blinds on the elevation concerned which are never opened in order to retain levels of privacy. There is also dense shelving within

this area which in turn minimises the amount of light getting through. This coupled with the sun path analysis which is explored later in this report; shows that the loss of light to this neighbour is nullified, mainly due to the path of the sun. The proposed extension will not cast a shadow on the neighbour garden or window area, nor did the existing conservatory which is to be replaced.

- 3.2 Paragraph 2.3 of the RASSPD states Rear extensions are usually the simplest and most acceptable way of extending the size and number of rooms in your home. Although rear extensions are rarely visible from the street, they are usually highly visible from neighbouring properties. Sunlight and daylight are important factors in securing a good quality living environment. To minimise the potential for overshadowing to neighbouring properties and to help determine whether a more detailed daylight and sunlight assessment is needed the Council operate what is known as a '45-degree code'.

Having applied the 45-degree code to the proposals (see drawing 102-07), the proposed extension does cut through the 45-degree line from the neighbouring window/door. However, after a sunlight assessment the overshadowing to the neighbour's property is nullified due to the path of the sun.

## 4. Sun Path Analysis

### Analysis 1

The below images show the sun path on the 1<sup>st</sup> of January 2021. The lighter orange line represents the time of sunrise and the darker orange line represents the time of sunset. During the winter it is acknowledged that sunlight is important, especially since the days are shorter and the amount of sunlight is limited. The below shows that the sunlight will always be shining towards the wall of the extension that is said to pose a potential issue in terms of overshadowing. With the sunlight shining directly on this wall though-out the day, overshadowing will not be an issue and sunlight will not be prevented from entering the neighbour's property.

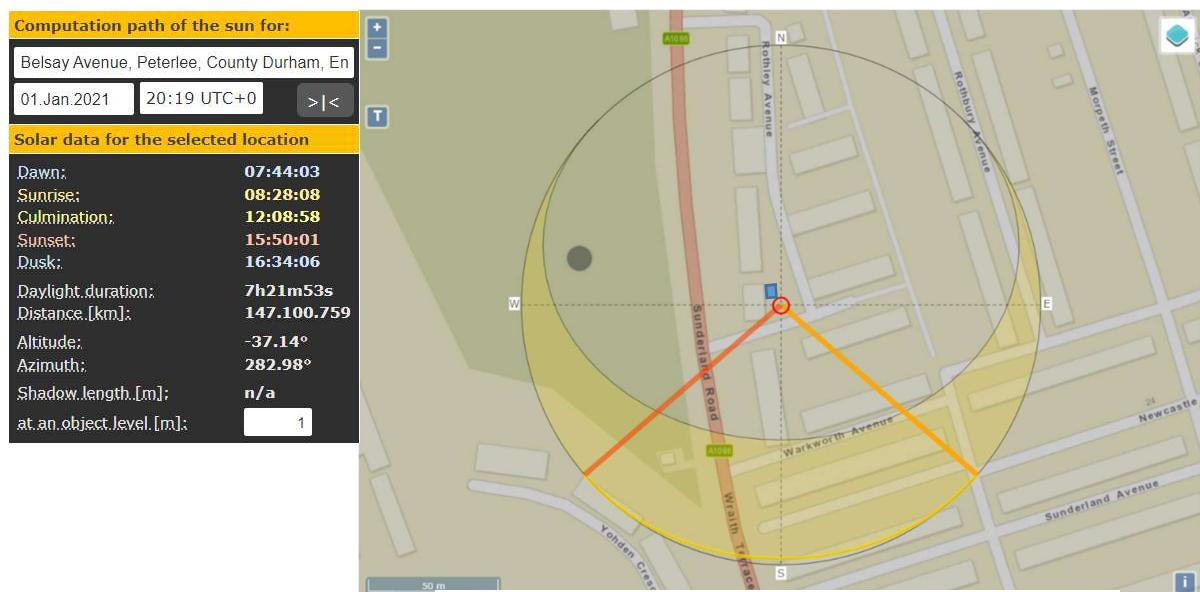


Figure 1 – sun path analysis, data obtained from suncalc.org

## Analysis 2

The below images show the sun path on the 1<sup>st</sup> of June 2021. Again, the lighter orange line represents sunrise at around 04.34am. At this time the sun will be low in the sky and may cast a slight shadow on the neighbour's garden but for only a short amount of time. The rest of the day will again see the sun shining on to the wall of the extension that is said to pose a potential over shadowing issue, meaning no shadows will be cast over the neighbours' property.

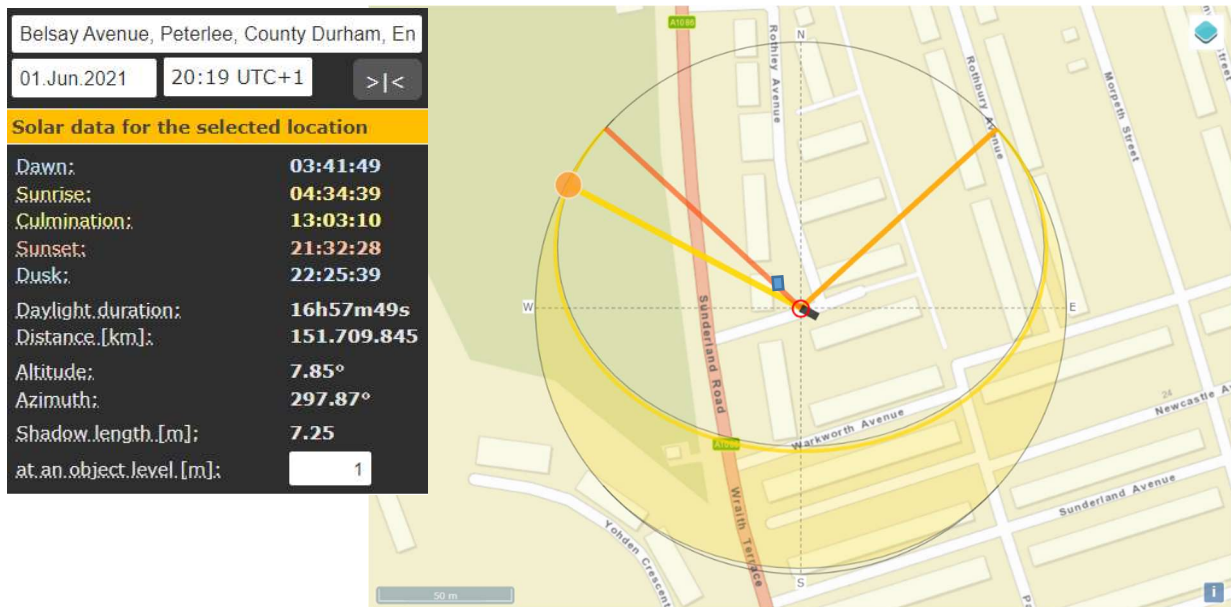


Figure 2 – sun path analysis, data obtained from [suncalc.org](http://suncalc.org)

## Analysis 3

Similarly, to analysis, the sun path on the 1<sup>st</sup> of October 2021 below, shows that the sun will always be shining on the south facing wall of the extension, again meaning that there will be no overshadowing caused by the extension.

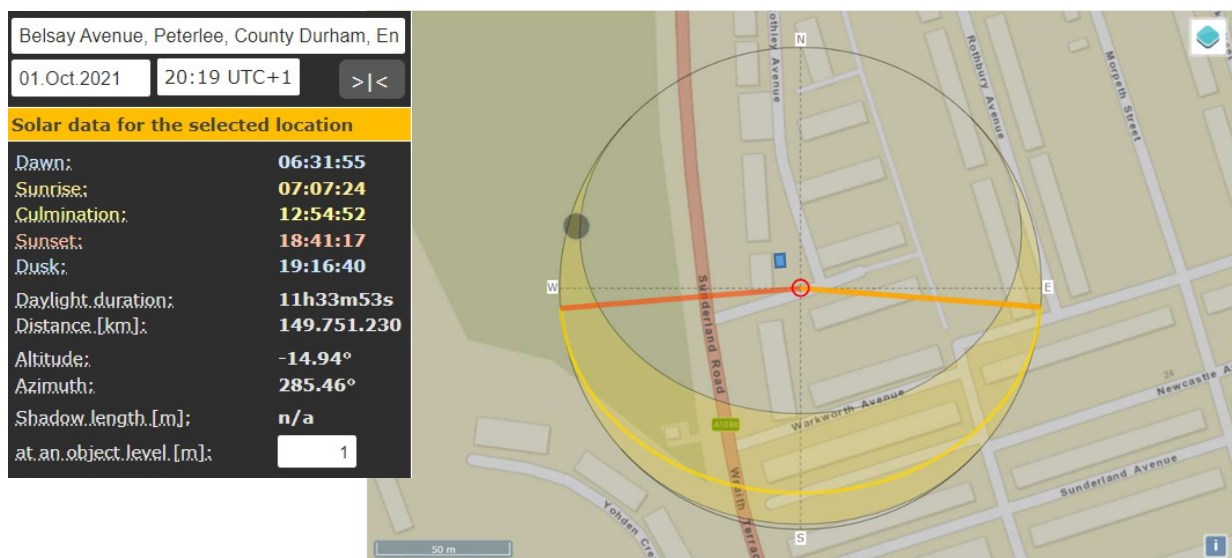


Figure 3 – sun path analysis, data obtained from [suncalc.org](http://suncalc.org)

## **5. Conclusion.**

- 5.1 The proposed scheme includes the demolition of a polycarbonate roofed conservatory, and in its place a more thermal efficient structure that is in keeping with the character of the property and its surroundings within the street scene. The proposal raised concerns around over shadowing the neighbouring property. But, as can be seen from the sun path analysis included within this report, the extension walling which had the potential to cause overshadowing is in fact a south facing wall. Meaning that the sun will predominantly be shining directly at this wall for the majority of the year. A new lean-to roof structure spanning the entire width of the rear of the property, will vastly increase the aesthetic look of the house as a whole from the rear. The extended garage proposal will enable increased off-road parking.
- 5.2 This statement addresses concerns raised within a pre-application enquiry (PRE21/21/02426). Through the sun-path analysis it can be said that the proposals are therefore compliant with residential amenity standards. The design of the proposals are sympathetic to, and in keeping with, the host property and surrounding area. Loss of daylight and overshadowing are kept to a minimum due to the fact that the extension is within the footprint of the existing conservatory, and the extension wall in question is a south facing wall.

Statement ends