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Daylight Assessment

Location: Meadow Croft, 2 Roecliffe Court, Hessay, York, YO26 8LD

Proposal: First floor gable extension.

1. Site Analysis

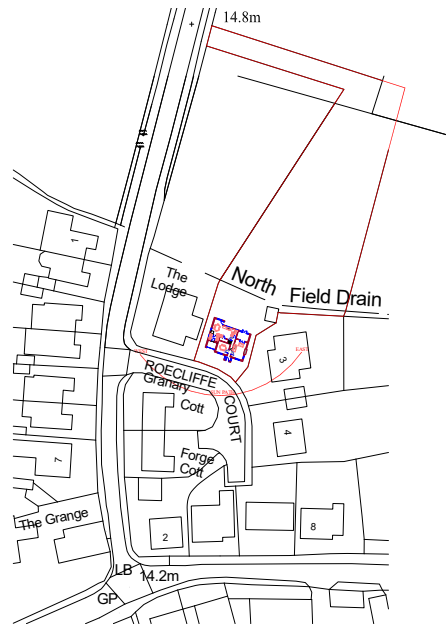
- 1.1 The plot is South facing accessed from Roecliffe Court on a residential road close to the local amenities and Hessay centre.
- 1.2 The proposed development lies within the curtilage of 2 Roecliffe Court only.
- 1.3 The front of the property faces South while the first floor extension is to the West of the site. See site and location plan.

2. Impact On Daylight/Sunlight

- 2.1 There is no immediate property to the North and therefore the extension will have no effect to the North.
- 2.2 As the proposed property is South facing with a West Gable extension there will be no loss of light to the private amenity space or neighbouring properties to East.
- 2.3 The properties to the South are not affected by the proposed extensions as the sun passes to their South.
- 2.4 The property to the West is in close proximity to the extension however its gable is sufficiently longer than the application dwelling and there are no primary windows in the elevation.
- 2.5 The property to the West has a substantial rear garden therefore its amenity space will be largely unaffected by the proposed first floor extension.

Figure 1: Sun Path

Figure 1 shows the sun path in correspondence to the proposed extension. As is visible to see the rear amenity space of the proposed dwelling is not affected buy the proposal. The sun path creates a shadow from the existing building to the East. There is however ample amenity space to all dwellings so that the majority can be in sunlight.



Using the simple method of assessment as outline in the BRE document “Site Layout Planning For Daylight Sunlight” the 45 degree lines shown from the neighbouring property windows show that the new extension will not affect either the existing property or any of the neighbouring properties.