

Application Reference PP-11006834

1<sup>st</sup> February 2022

**RE: Daylight Assessment**

**ADDRESS: 3 Bayswater Farm Road, Oxford OX3 8BX**

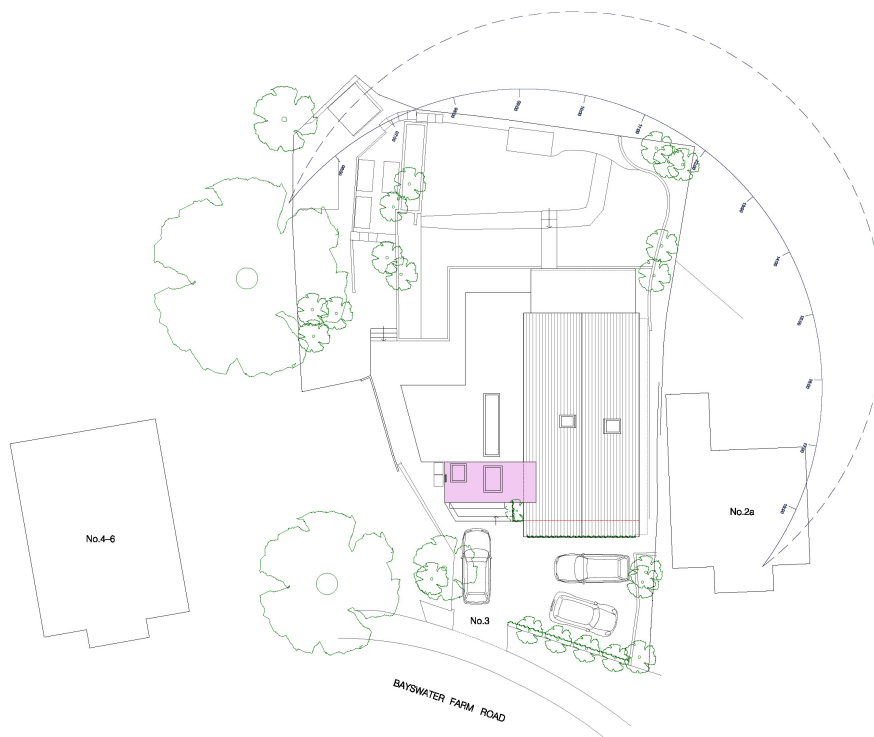
This report is to be read in conjunction with associated existing and proposed drawings, and to be read in conjunction with approved proposed drawings under the original Planning Application ref 20/00835/FUL.

**Assessment**

The existing property is located on a sloping site, below its nearest neighbours. Close to the boundary below the application property are tall mature trees, which reduce the direct sunlight and the amount of daylight received to the front and East side of the property.

Furthermore the front elevation of the existing property faces North. It is on this elevation that the proposed extension is located. The entrance will be nestled in the shoulder of the pitched and flat roof sections of the existing house, within an area of site which is already overshadowed by the host building walls and roofs.

The extension is also not in a direct line of site from any windows to adjacent properties in a westerly, southerly, or easterly aspect.



The proposed extension would be built in front of an existing WC and study and to the side of an existing bedroom.

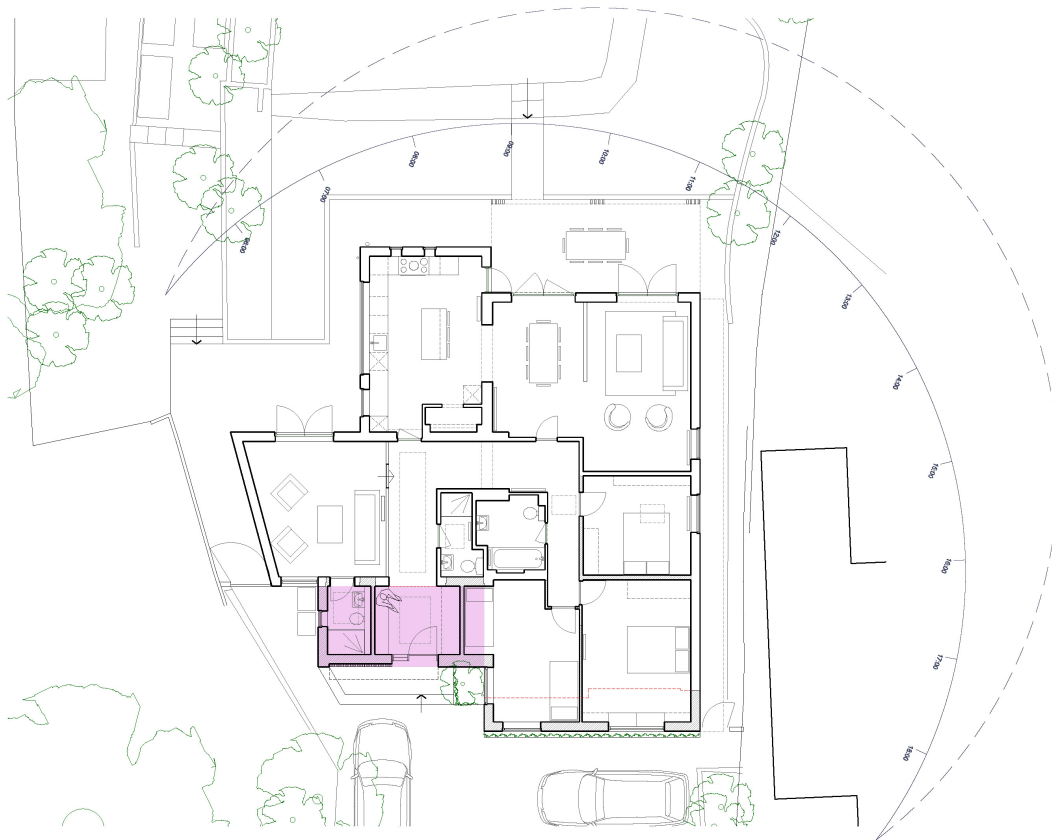
The existing window serving the WC will be infilled and a new rooflight installed. The daylight would therefore be increased in this room, as the rooflight will let in more light than the existing north facing window.

The side window serving the bedroom will be relocated clear of the new extension. This bedroom is also served by a second window on the front elevation, so existing daylight and sunlight levels will be retained

The existing study is double fronted, to the front and rear of the property. The south facing rear window provides the majority of daylight, though the existing window on the front elevation will be relocated to maximise daylight levels and provide cross ventilation. This room also benefits from a glazed internal wall onto the corridor. A new rooflight is proposed serving this corridor, which will further increase daylight into the study.

The new ensuite bathroom serving the study will benefit from a rooflight and a window in the West elevation.

To improve daylight and sunlight in the existing building, new rooflights are proposed in the existing entrance corridor, in the existing bedroom corridor, and to an existing bedroom to the West side of the property.



## Conclusion

It is therefore our opinion the proposed extension would not have a detrimental impact on the existing daylight and sunlight levels to the existing building nor to any neighbouring properties.