



MEK Town Planning and Design  
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## DAYLIGHT AND SUNLIGHT ISSUES

For

Conversion of the property into 2 x self-contained flats with associated car parking, bicycle parking, bin storage and recycling, rear dormer window, boundary timber fence, and extension to existing dropped Kerb.

At

26 Alice Smith Square Oxford Oxfordshire OX4 4NF

Date: 27 October 2023

Ref: **26ASQ/2**

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### 1.0. INTRODUCTION AND BACKGROUND.

- 1.1. This planning statement has been prepared by MEK Town Planning and Design Consultants Ltd to accompany a planning application for the conversion of the property into 2 x self-contained flats with associated car parking, bicycle parking, bin storage



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and recycling, rear dormer window, boundary timber fence, and extension to existing dropped Kerb.

## **2.0. THE SITE AND CONTEXT.**

2.1. No. 26 Alice Smith Square Oxford Oxfordshire OX4 4NF is a single dwelling house. It has a front porch with a flat roof. The property is a semi-detached dwelling house and is within a residential area.

2.3. The site is not in a conservation area and the property is not listed

## **3.0. DESCRIPTION OF DEVELOPMENT.**

3.1. Planning permission is sought for the conversion of the property into 2 x self-contained flats with associated car parking, bicycle parking, bin storage and recycling, rear dormer window, boundary timber fence, and extension to existing dropped Kerb.

## **4.0. DAYLIGHT AND SUNLIGHT ASSESSMENT**

4.1. The proposal is by its nature being subdivision of the existing property into self-contained flats would not give rise to concerns with loss of light and sunlight to neighbouring properties.

## **5.0. RELEVANT PLANNING HISTORY.**

22/00569/FUL: Erection of two storey side extension. Provision of bin and cycle store – Refused on 10 May 2022. (Appeal reference APP/G3110/D/22/3304180 was dismissed on 14<sup>th</sup> October 2022.

21/01724/FUL: Erection of two storey side extension. Provision of bin and cycle store and car parking – Refused 21 October 2021.

77/00513/A\_H: Extension to enlarge living room – Granted 9<sup>th</sup> December 1977.



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68/20843/A\_H: Garage for private car with vehicular access – Granted 12 November 1968.

23/00842/FUL | Demolition of existing garage and outbuilding. Erection of a part single, part two storey side and rear extension. Insertion of 5no. windows to side elevation. Alterations to fenestration. (amended plans). Granted 7 August 2023.

## **6.0. RELEVANT PLANNING POLICY.**

### **6.1. National Policy**

6.1.1. National Planning Policy Framework (NPPF), 2021 - Design.

### **6.2. Oxford Local Plan 2036**

H14 - Privacy, daylight and sunlight.

DH1 - High quality design and placemaking.

RE7 - Managing the impact of development.

CP8 Designing Development to Relate to its Context.

### **Core Strategy**

CS18 Urban design, townscape, character & historic environment.

### **Sites and Housing Plan**

HP9 Design, Character and Context.

HP14 Privacy and Daylight.

## **7.0. SUMMARY AND CONCLUSION**

The issues of impact in terms of daylight and sunlight effect would not arise from the proposed development.

7.1. In conclusion: The local planning authority is respectfully requested to grant planning permission for this proposal because it complies with the requirements of the Development Plan of Oxford Council and all the other material considerations being compliances with space standards have satisfactorily been addressed.