

APPLICATION FOR 2 FLATS AND ANCILLARY WORKS AT

16 GENTIAN ROAD, BLACKBIRD LEYS, OXFORD. OX4 6QE

DAYLIGHT OR SUNLIGHT ASSESSMENT:

EXISTING SITUATION: The site is within a mature residential area, the existing dwelling and the whole site are partially screened with small trees along its boundaries.

PROPOSED: The building comprising the flats will be attached to the south eastern side of No.16, the rear is set a 3 metre maximum distance back from the rear of No. 16 comparable to the permitted development limit for adding to No.16.

While there is likely to be some shading late morning into mid-day, there are no rear, ground floor windows adjacent the proposed flats that might otherwise be affected by loss of light. We assume that in other respects such as the impact of the 45% rule, this proposal complies and so does not have a significant adverse impact upon the amenities of residents within No. 16.

Furthermore, for the residents of the flats, the amount of natural light both will comply with building regulations and will provide ample incoming light without unnecessary light spillage outside the site.