

# **Proposed Extension to**

**173 Windmill Road  
Headington  
Oxford  
OX3 7DW**

## **Daylighting Statement**

### **Client**

Mr Matthew Edwards and Ms Elina Medley

### **Consultants**

Alpha Design Ltd  
Ground Floor  
657 High Street  
Kingswinford  
West Midlands  
DY6 8AL

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## **01.0 Preface**

The Daylight statement has been produced by Alpha Design Ltd on behalf of Mr matthew Edward and Ms Elina Medley support the planning application for the :-

### **Proposed Extension to**

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In summary, the proposals will comprise of :-

- 1) Partial rear and side demolition
- 2) Constructing new two storey extension together with front and rear single storey extensions.

## 02.0 Site Location

The site is located on the corner of Windmill Road and Rock Edge. To the east and south there is a nature reserve opposite Rock Edge together with residential properties. To the west is the Nuffield Department of Orthopaedia. And to the north are further residential properties similar to the application site. See below aerial image.



Figure 1 - Aerial Photograph of Site

## 03.0 Analysis

The development is an addition to east south and west.

The single storey development does not extend any further than the the existing 2no storey bay tp the front elevation and is concealed by the bay to the adjoining property.

The rear single storey extension which extends up to the boundary of the adjoining property is similar in size to the existing that is in need of some modernisation. Under permitted development a single storey extension could be built 4m at least from the existing dwellings rear elevation but the clients have not wanted to do that due to the impact on amenity spaces and adjoining property. By keeping the extension similar to the size as it now, has reduced any impact of light reduction to as existing.

The side extension and loft conversion are the significant additions to the property. The location of the extensions will not affect the adjoining or surrounding properties for the following reasons.

- 1) The side extension is parallel to Rock Edge. There are no properties for the extension to affect in regards to light or shading.
- 2) The loft extension is quite high up. Any shading from the south will be cast on to the adjoining roofs. When the sun starts in the east, there will be no change of shading to the front elevation as what exists now. Come the evening when the sun sets in the west, any shading falling to the rear of the properties would have been there before and any additions to 172 Windmill Road, would not be significantly noticeable to the adjoining properties.

## **04.0 SUMMARY**

Due to the location of the proposal to the Rock Edge boundary and the loft extension being so high, there is no or little impact of sun shading to the local residences caused by the development.