

Daylight and Sunlight

The new extension is designed to preserve the original character of the house and the rear outlook along Bartlemas Road. The extension will be single storey and therefore only partially visible from neighbouring gardens. The side portion of the extension has been designed to meet the level of the existing eaves of the neighbouring side extension at No. 53 Bartlemas Road, thereby avoiding an overbearing appearance or overshadowing. The rear portion of the new extension will be smaller in footprint and extent than the neighbouring rear extension at No. 53.

Between No. 55 and No. 57 a side passage exists which will be retained. This side passage maintains a separation between the houses which will be respected by the new extension thus avoiding visual or light impact on No. 57.

Please refer to the daylight study below (fig. 2) for a summary of the daylight impact of the proposal with reference to paragraph 3.7 of the Oxford Local Plan:

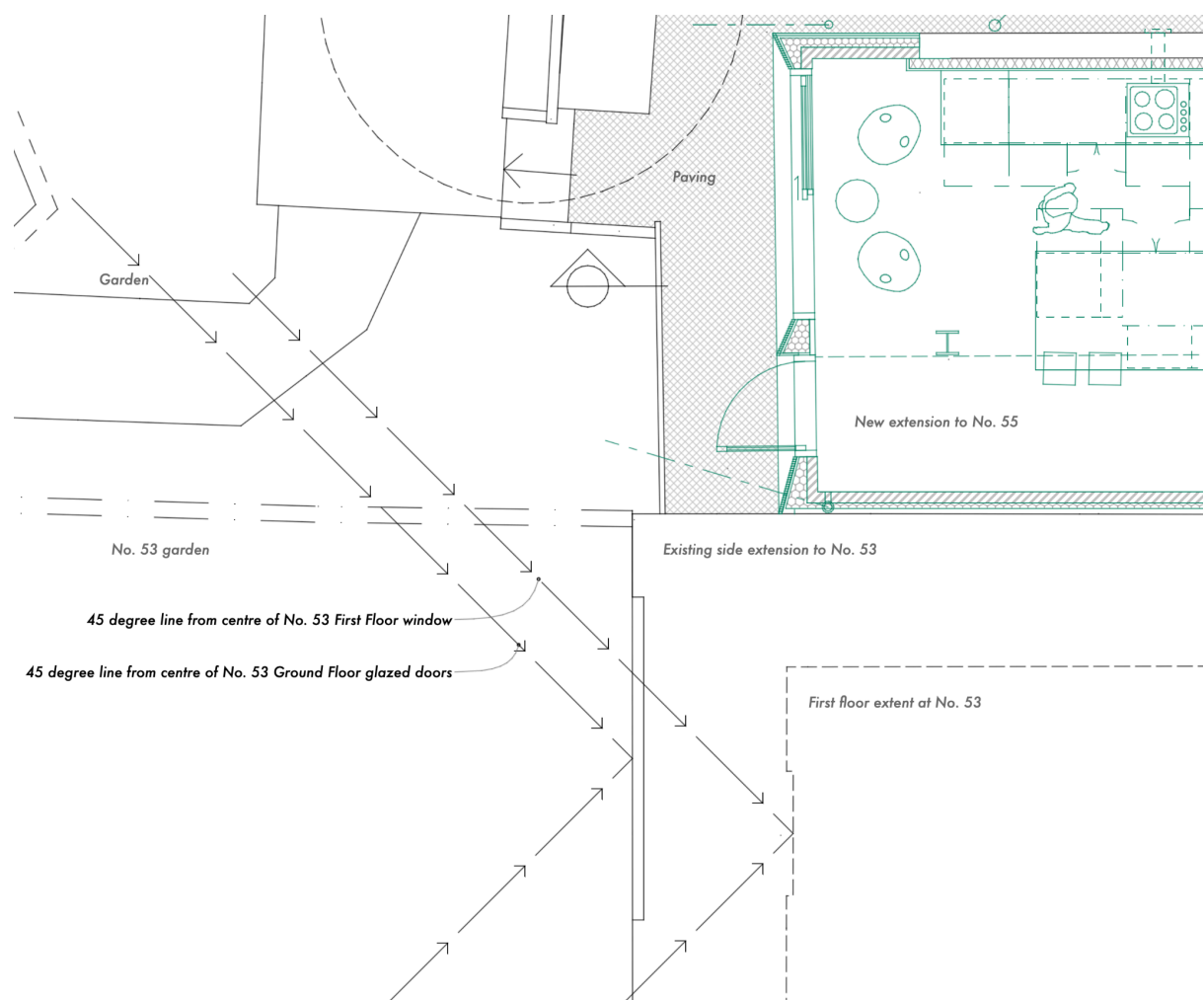


Illustration of relationship of proposed extension with existing 45 degree daylight angles received by adjacent openings (not to scale).