

## Planning Statement for Pleasant View Chart, Sutton ME17 3SA

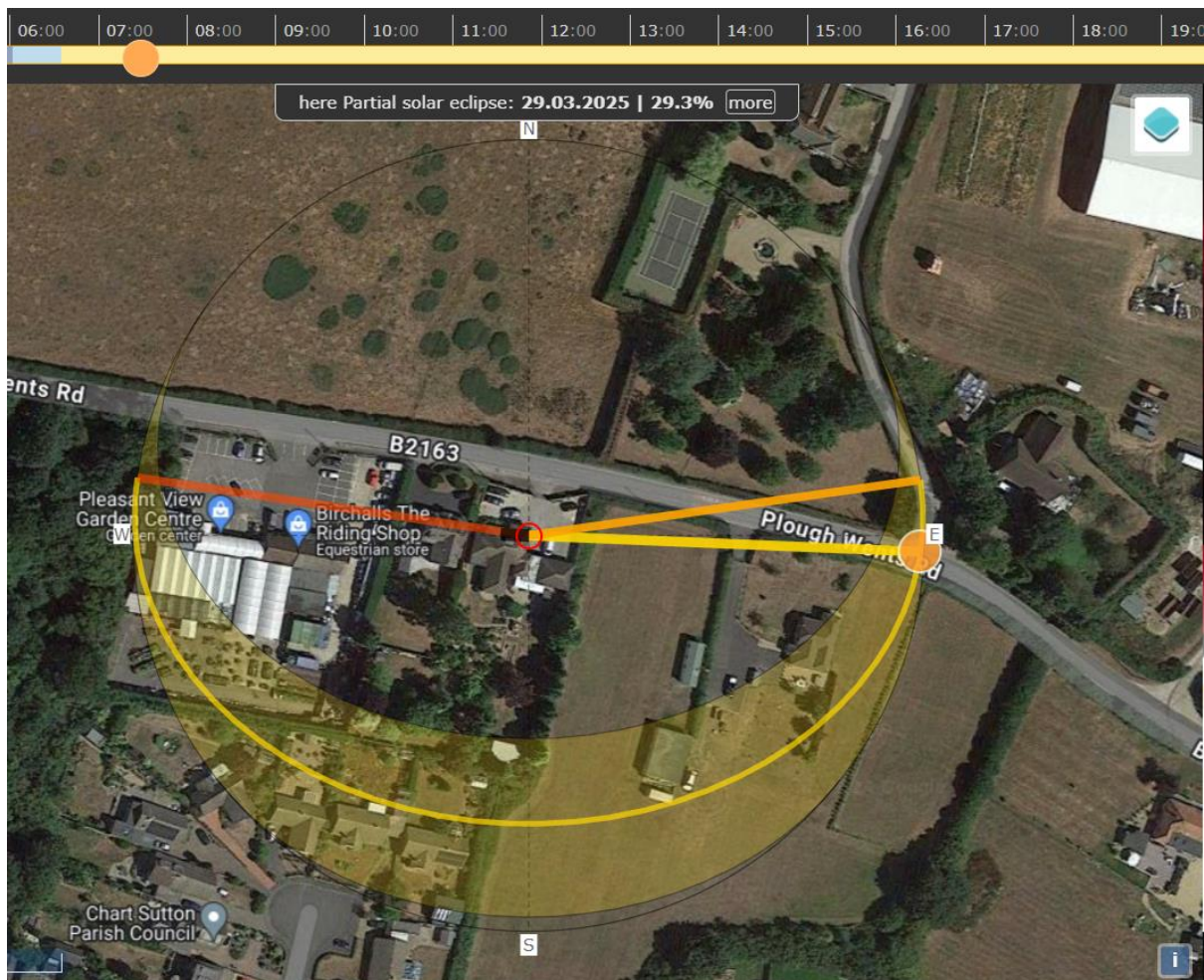
**Project Description:** Ground Floor Rear Extension, Front Extension, Façade Alterations and First Floor Extension

**Previously Approved Scheme:** 23/502089/FULL

**Change to the Approved Scheme:** This revised scheme looks to increase the overall roof height by 50cm. The headheight on the first floor in the approved scheme is severely compromised and would render most of the first floor un-usable.

**Amenity:** Due to physical orientation of the site, there is only likely to be a minimal to zero impact on daylight to the neighbouring property. The shape of the roof has been carefully designed to minimise any impact on the neighbouring property. Please refer to the sun path calculation below that shows the impact of the shadowing at 7am, by 8am this exposure it down to nearly zero.

### Sun Path Calculation:



**Privacy:** There should be no increase on impact on neighbouring privacy from the previously approved scheme. The first floor side glazing (facing north-west towards Amberlea) of the proposed two-storey bay window to the rear elevation shall be obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3, and this glazing shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such.

**Materials:** The proposed extension is to match the previously approved scheme

**Parking:** No impact on parking from previously approved scheme