

Daylight and Sunlight Assessment  
for  
5 Chester Street, Oxford, OX4 1SL.

The adjacent property to the application site at no.5 Chester Street is no.3, and this property is the only neighbouring property with the potential for daylight and sunlight issues.

Submitted drawing no. 287.24.04A - Proposed Site and Roof Plan, Daylight and Sunlight Plan, shows the path of the sun during the day throughout the year, and this demonstrates that the recessed original rear (south), & adjacent (west) facing elevations of no.3, which are currently impacted by the existing rear projection of no.5, will be partially impacted by the proposed single storey side extension.

Drawing no. 287.24.06 - Proposed Side Elevation and Garden Section, illustrates that the rear garden sits at a higher level than the ground floor of the terrace of houses on the south side of Chester Street.

To the rear of the gardens of no.3 & 7 there are substantial outbuildings with flat roofs which also currently impact the sun path but only when the sun is at its very lowest path in the sky during the winter months.

Together with this there is an existing 1.8m high larch lap fence at the higher ground level between the nos. 3 & 5. There is also a taller boundary fence of approx. 2.6m adjacent to the two properties, see below.



View looking to the north east with the 1.8m high boundary fence set at the higher ground level & 2.65m high above the yard level to no.3. Loft conversion to no.5 in progress.

The eaves of the proposed side extension, which abuts the boundary with no.3, has been kept at the lowest level that it could practically be with a low roof which pitches away from the boundary at an angle of 30 degrees with a max height of approx. 2m from the yard ground level to the slate overhang.

In addition, the existing approx. 2.6m high larch lap panel fence that is set against the existing approx. 1.65m high brickwork boundary wall on the line between nos. 3 & 5 is to be removed, together with the wall, as the side return extension will be built upon this boundary line with its low level roof & therefore a lower boundary feature thus allowing more direct sunlight to flow into the yard between nos. 3 & 5.

The planning officer's conclusions as stated in the pre-application response letter dated 21<sup>st</sup> March 2024 is as follows:-

*"The proposal would create a subservient extension, that although extends 6.5m along the boundary with No.3 Chester Street it is in proportion with the overall footprint of the property in scale and size. The low eaves along the boundary negates impact on the neighbouring property in terms of outlook, loss of light and over bearing impact. The asymmetrical form of the roof is modern in appearance, however traditional materials that are proposed would mean in remains in-keeping with the property."*

I therefore submit that there is not a significant issue with any potential loss of daylight or sunlight to the neighbouring property no.3 Chester Street.