Planning Application

Design and Access Statement

AA Ref:	**2341**
Council:	High Peak Borough Council
PP Ref:	**PP-02182100**
Proposal:	Full planning application for the erection of a single private dwelling (house) with associated landscaping and garage.
Date:	**September 2012**

Note: This document is to be read in conjunction with drawings:

2341 – 201, 202, 203, 204, 205

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1. Appraising the Context – Constraints and Opportunities

1.1 The proposed site for the development of a single dwelling is 0.160 hectares in size. It lies within the built up area of Glossop, between the Howard Park and Norfolk Square conservation areas. The land slopes sharply from North (high) to South (low) and is immediately across from the college buildings.

1.2 The site is separated from Talbot Road by a large hedgerow, interspersed with mature and weak trees. The boundary to the West is lined with a series of trees and small hedges. The site itself is largely free of foliage, with only a handful of planted shrubbery within the confines on the garden area.

1.3 The site is largely split into two areas, upper and lower. A hedgerow running east-west on the site follows the line of the retaining wall on the 'Poplars' site adjacent to the East. To the north of this hedgerow is largely unmaintained overgrown grasses and wild planting, this area is not to be affected by the development.

1.4 The proposals are to lie within the largely grassed areas of the site to the south of the central hedgerow and behind the boundary hedge planting.

1.5 The predominant materials for construction within the immediate area (ignoring the school buildings opposite) are in sandstone with slate roofs; with sash style windows and features doors.

1.6 Neighbouring properties are generally large single dwellings, many over two storeys, with forward facing gables and large aspect windows. There is a mixture of semi-detached and detached buildings along Talbot Rd; the houses immediately adjacent to the site are detached, so it is appropriate to consider a substantial dwelling built out of materials sympathetic to the area.

1.7 Access into the site will cause minimum harm to the aesthetic of the street, as properties along Talbot Rd (again, ignoring the school opposite) are hidden behind large hedgerows with only small openings for vehicular and pedestrian access. The scheme reflects the driveways adjacent by placing a new driveway as equally between the neighbouring properties as possible to reduce disruption. Suitable sightlines, in line with 'Manual for Streets' can be achieved in both East and West directions, while the separate pedestrian access will separate road and pedestrian user for increased safety. A large off-street driveway responds to the need to remove traffic from Talbot Rd.

1.8 The development follows the pattern of built dwellings along the North side of Talbot Rd, siting the building in the middle of the site, and having a lower aspect than 'The Poplars' to the East, this form of development would harmonise with the built make-up of the street, and follow the pattern of setting the building behind heavy planting.

1.9 In terms of planning policy, the saved policies of the High Peak Local Plan (as amended) make provision for sustainable housing in Glossop.

1.10 Policy H1 (High Peak Saved Local Plan Policies Document) makes provision for new housing with priority being given to the redevelopment of previously developed land in built up

areas and conversions and sub division of existing urban buildings. Housing applications are being considered by the council against a housing justification checklist based on PPS3. This states that in considering planning applications for housing, the LPA should have regard to five key criteria set out below:

1) The suitability of a site for housing, including its environmental sustainability
2) Using land effectively and efficiently
3) Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in the area and does not undermine wider policy objectives
4) Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular families and older people
5) Achieving high quality housing

1.11 In considering the proposed development site against these criteria, it is located within the built up area of Glossop and therefore is in a sustainable location with regard to services, jobs, shops, schools and public transport; it makes effective and efficient use of land by dividing a large single dwelling site into two; it provides a new family dwelling with excellent levels of privacy and amenity space, and it proposes a high level of traditional material quality in line with those used in the area.

1.12 The site is therefore considered to comply with Policy H1 (as amended), PPS3 and the High Peak Interim Housing Policy Statement.

1.13 Following recent decisions on the site, it is important to make reference to key policies raised by the LPA and Planning Inspectorate in relation to those proposals.

BC1 – External Materials
They are to match the localised sandstone and tile roofs seen within the local area. Detailing is to match that traditionally seen opposed to 'blank' walling. The design will therefore sit within the streetscape in terms of materials and be in accordance with BC1.
GD2 – Built up area Boundaries
The design is within a built up area, and the design is in keeping with the localised housing types, and complimentary in terms of scale, materials and positioning, thus acting in accordance with GD2.
GD4 – Character Form and Design
The building type, scale, materials, access, orientation, detailing, varied roofscape, gable changes and period nature are all in accordance with that seen in the immediate locale, the design is sympathetic to the character of the area, and therefore would cause no detrimental harm to the local surroundings and thus be in accordance with GD4.
GD5 – Amenity
The properties along Talbot Rd are large dwellings predominantly facing front to back (North/South), this said, the proposals limit the number of side windows to remove the opportunity for overlooking on the neighbouring properties. The West elevation has only one habitable window, and this is for a double aspect room. The East elevation has its windows blocked by the garage at lower level, and at first floor level, the habitable rooms again serve double aspect rooms except in one case, while the neighbouring property to the East (Poplars) has only one habitable room window in this elevation at first floor. As the building then reflects the neighbouring building lines, with the same front to back (North South) gable design, and considering the foliage along the boundaries, the levels of amenity

matches those of the properties adjacent with no loss of light or major overshadowing. The levels of access and parking far exceed that of the neighbouring properties to greatly reduce the impact of the scheme on Talbot Rd. The design is therefore in accordance with GD5.

GD6 – Landscaping

The design respects the layout of the adjacent properties and removes only poor quality foliage from the site. Gaps will then be formed in the existing hedgerow (matching the adjacent car entrances), and trees planted in foliage gaps to 'fill' in the boundary treatments with matching species. Hard landscaping is then to be of a high quality durable nature, with neat timber fencing forming the new boundary between the proposal and the Poplars to the East. The design is therefore in accordance with GD6.

GD7 – Crime Prevention

By matching the layout and appearance of the local housing, the design sets itself back from the road, using the large hedgerow as a visual barrier. Proposed gates will then restrict access to the site from Talbot road while a new fence will separate the proposals from the neighbouring poplars. Two gates then restrict access to the rear of the property, with the other boundary treatments remaining as existing and bounding other properties. The design has a 'safe' ethos and reflects the neighbouring buildings; it is therefore in accordance with GD7.

H1 – Principles of Housing Provision

The proposal is for a sub-division of an existing property (land, not building) and utilizes land within a built up area currently being under-used as a rarely used garden. The proposal is in accordance with H1.

H5 – Housing within the built up area Boundaries

The proposals do not effect employment, and neither do they unduly prejudice the continuation of an appropriate existing or proposed adjoining land use. They are therefore in accordance with policy H5.

H9 – Affordable housing for Local needs

The proposal is for a single dwelling, on a site of less than 0.17 hectares, therefore policy H9 does not apply.

H11 – Layout and Design of Residential Development

The building type, scale, materials, access, orientation, detailing, varied roofscape, gable changes and period nature are all in accordance with that seen in the immediate locale, the design is sympathetic to the character of the area, and therefore would cause no detrimental harm to the local surroundings and provides a good use of available land within the area. The proposals are therefore in accordance with H11.

H12 – Public Open Space

Parks and public space is in immediate and close proximity to the site . Three public 'green-spaces' are 550, 500 and 350 metres away respectively. They are easily accessible and provide the opportunity for residents to head in three directions from the site, South, East and West in order to access public space. Coupled with the amount of amenity space on-site, which is extensive, the proposals are ideally placed to comply with policy H12.

OC8 – Sites of importance for Nature Conservation

The proposals are for a single dwelling, in a largely grassed area within a substantial site, foliage is to remain as existing; and the wilder 'rear' of the property is to remain of existing. No spaces of importance or conservation are to be effected so the proposals are in accordance with OC8.

OC10 – Trees and Woodland

No distinct groups of trees of woodland will be effected by the development, only minor weak shrubs and an older weaker tree are to be removed (the tree for safety). The scheme is therefore in accordance with OC10.

TR5 – Access, parking and design

The design sites it's entrance an appropriate distance from other vehicular entrances with ample vision splays. Opposed to neighbouring properties, the proposals have a large off-road area for parking and turning to remove the impact of the development on the highway. The design also separates pedestrian and vehicular traffic to improve safety. The design is therefore in accordance with policy TR5.

PPS1 – Delivering Sustainable development

The proposal is for a large single dwelling in keeping with its surroundings, the design is then aimed to add to the sustainable social future of the street. Its construction is to utilize the latest techniques to make the design energy efficient, and with large windows to the South, and smaller (and fewer) windows to the north, the design mimics the orientation of the houses around it while maximizing solar gain. The design is therefore in accordance with PPS1.

PPS3 – Housing

The style of property is in keeping with the local properties, and is therefore responding to the nature of the street and the type of housing in demand here. Providing a type of domicile that will be in demand in such an area means the proposals comply with PPS3.

PPS4 – Planning for Sustainable Economic Growth

By providing a large, quality development in keeping with the local housing style, set-out and nature, the proposals provide housing to match future growth and therefore comply with PPS4.

PPS9 – Biological Diversity and Geological Conservation

The proposals affect no areas of key importance, either for diversity or geological importance. The removal of vegetation on site will not harm the local wildlife with any consequence as the tree and bushes being removed are either dying or of small size; the property will largely be built on open grass and as such, will not affect any such species of consequence, including bats and/or badgers; the proposals are there in accordance with PPS9 and have no detrimental effect on the local ecosystem.

PPG13 – Transport

The proposals have no detrimental effect on the local transport system, and have good access to close bus stops to reduce the impact of traffic on site. The proposals are therefore in accordance with PPG13.

PPS25 Development and Flood Risk

Although there are suitable drainage facilities adjacent to the site for foul and surface water, it is the intention of the developer to utilize part / full soak away systems to mitigate against the impact of the development to be developed at building regulations stage. The site itself is not in a flood risk area. The proposals are therefore in accordance with PPS25.

2. Use

2.1 The proposed site is within the built up area of Glossop and currently forms part of the site upon which the 'Poplars' house sits. The Poplars is sited to the right of the property, and these proposals aim to utilize the open area to the left of the property; currently a garden to the front half of the site with associated established planting; with a largely wild overgrown area to the rear of the site.

2.2 The site is surrounded on three sides by residential development and lies within a predominantly residential area of Glossop, close to schools, shops, public transport, public open space and place of employment. It is also directly across from the large local college

facility. The site is therefore a sustainable location for a new dwelling, and given the nature of the street and its properties, no other type of development would suit this locale.

2.3 The proposals are then for one detached property, mirroring the nature of the attached properties, built from materials to match those of the adjacent buildings and in a position to match the adjacent properties, set back from the road, and behind a large hedgerow.

3. Amount

3.1 The proposed development is for a single family home, making the best use of the land available, and matching the nature of the large family homes on the street, and immediately adjacent to the site. A greater density has been deemed out of character with the surrounding residential density and would lead to an overdevelopment of the site. Therefore, the proposed density reflects the localised housing density and layout to optimise the street aesthetic and better serve the locale.

4. Layout and Design

4.1 The proposals utilize a new centralised access, where by which the most established foliage is best protected, and the neighbouring driveways are not interfered with. This is also a very good location for the vision splays on-site while respecting the repetitive nature of the driveways on Talbot rd. the driveway itself is larger than neighbouring driveways so to remove any chance of parking on the street becoming an issue. The proposals also include for a double garage to further add to the usability of the driveway.

4.2 The large hedgerow facing Talbot Road is to be retained to shield the house from view, much as the neighbouring properties do. In almost all cases along the road, the driveway is oriented next to the house, so the main aspect of the house is covered by foliage, this development copies that approach so to match the street elevation.

4.3 The building itself respects the ‘building line’ along Talbot Road, so does not protrude beyond the neighbouring properties. It has a ‘stepped’ façade to break up its volume and respond to the larger neighbouring property, the Poplars, which has a varied roofline, and so does the proposal.

4.4 The proposal is situated in the centre of the site so to maximize its solar exposure, and to reduce its impact on the neighbouring properties. Its windows are mainly positioned front to back to remove issues of overlooking; while an orangery is proposed, so to remove any future requirements for possible extensions at planning stage, and thus the design of the orangery can be incorporated into the overall building regulations package, thus improving the building’s thermal performance.

4.5 Maintaining the extent of the on-site foliage, while proposing some additional planting reduces the impact of the scheme while setting into the surrounding neighbourhood. The design is of a high quality with a low visual impact and has been sensitively designed to mimic the neighbouring styles and compliment them accordingly.

5. Scale

5.1 Careful consideration has been given to the scale and massing of the proposed dwelling in order to ensure that it is harmony with the local area and surrounding architecture. The property is proposed at two storeys in height to reflect the existing properties in the area while having a lower roofline to provide a more dynamic visual along the street.

5.2 The key to the development is that it needs to fit in with the thread of the area which appears to be large properties sat within suitably sized gardens with large frontages. This proposal reflects that exactly and serves to further enhance the character of the area with a matching philosophy.

6. Landscaping

6.1 The extent of the landscaping has been mentioned previously, but it should be made clear that the established coverage on site forms a key factor for the setting of the building itself. Only small shrubs and a dying tree are to make way for the scheme, while two apertures are to be formed in the Talbot Road hedgerow to facilitate access. New planting is proposed, using native species only, to 'fill in' some minor gaps along the proposed boundaries; otherwise, the existing foliage provides sufficient coverage to provide ample privacy and to provide the site with a sense of longevity and setting.

6.2 The scheme also illustrates the proposals for hard landscaping, suggesting quality methods for dealing with the hard surfacing on site. The retaining wall that will be required to the rear of the site will not protrude above existing ground level and as such will have no visual impact.

7. Appearance

7.1 Opposed to ill-advised pastiche's of the local vernacular, it is envisaged that this scheme is built in the vein of the buildings it is set against, primarily the extensive detailing of the local Poplars building. Utilising sandstone with a tile roof and modern energy efficient sash windows, the design will have extensive detailing at its corners and below and above windows. There will be bands of high quality stone running around the building to give it character and to reflect the local vernacular. Additional stonework detailing 'dials' are to be placed in the gable pitches of the main building and garage to bring a sense of distinction to blank areas of wall. Barge boards and general trim is to be dark to give the façade a muted appearance to reflect the neighbouring Poplars which has extensively weathered with age.

7.2 The design will compliment the history of Glossop and the long standing history its older buildings represent, indicating a sense of permanency and belonging, while incorporating modern construction techniques to produce an energy efficient structure in the process.

8. Access

8.1 Access is proposed at a point that does not interfere with neighbouring driveways, and can provide excellent vision splays better than those within the 'Manual for Streets'.

8.2 The new access will be at the end of the stone walling in front of the Poplars house to the East, and will cut an opening in the hedgerow. The hedgerow will be left to grow over the

top of the new entrance, as framing is proposed to support growth overhead, reducing the impact of the entrances in the future.

8.3 Bus Stops are in sight of the site while Glossop town centre is a short walk with rail links to Manchester and beyond. This makes the site a sustainable location for residents.

8.4 Extensive hard landscaping is provided for car parking to reduce the impact of cars on Talbot Road. A separate pedestrian entrance is proposed to improve safety by separating car and pedestrian.

8.5 Large shops such as Tesco are a 19 minute walk or 3 minute drive away, with bus routes connecting directly to them. While smaller shops are in much closer proximity to the site, including the town centre mentioned previously.

9. Sustainability

9.1 The code for sustainable homes is a voluntary code that can be entered into by the developer and is designed to improve on the current Building Regulations requirements as set out by Law. There will be a commitment on this scheme to attempt to make improvements on the Building Regulations where possible, practical and reasonable. The headings below are set out in the Code and serve to set out the developers current thoughts on sustainable issues.

A) Energy & CO2 Emissions

The thermal performance of the building envelope, i.e. the capacity to retain heat and therefore reduce heat loss through the elements to outside air, will be assessed with the view to reducing the need for heating of the development. The external surface areas, the insulation values and the air tightness of the dwellings will all be reviewed at building regulations stage. Reduction of the need to heat the buildings will in turn reduce the use of energy and CO2 emissions.

The Building Regulations requires that energy efficient internal lighting is provided to the most frequent areas of the dwelling (1 per 25m^2 of 1 per 4 fixed light fittings). The aim of the developer would be to improve on this minimum Building Regulations standard at a level to be advised upon submission to the LA Building Inspector.

External lighting will fall into the same category as the above and will be assessed in such areas as security lighting, garage lighting, front door lighting, garden lighting and driveway lighting etc.

As the proposed dwellings would be in a sensitive area, it is not appropriate to consider using solar panels for hot water or photo voltaic panels for electricity generation unless advised by the LPA. The same applies for wind turns unless their suitability is agreed with / required by the LPA.

Natural drying space within the garden area can easily be provided and will therefore reduce the need to dry using appliances that use energy. The developer will consciously look at the choice of appliances and where feasible, Energy Labelled White Goods will be selected to further improve the use of energy and emissions in manufacture of the same.

Cycle storage can naturally be provided within the garage space, and use of which will be encouraged to reduce car trips from the property.

The ability to work from home is to be encouraged, again reducing the need to travel. Study/office space are proposed in each dwelling and again, at Building Regulation stage, the provision of extra phone lines, sockets, broadband etc. will be discussed and agreed with the Building Inspector at the time

B) Water

There is an intention to source energy efficient WC's, taps and showers to reduce the use of water in every day operations within the building.

Rainwater collection can be looked at to the rear gardens and from the roof where practical. This provision can be used to facilitate the irrigation of he garden areas, therefore enabling the re-use of grey water rather than fresh piped water that has a process behind it that uses energy as well as water itself.

C) Materials

The roof, external walls, internal walls, upper floors, ground floors and windows will be reviewed at building regulations / contract letting stage to, where possible and reasonable, be of a green origin. This will be subject to commercial viability, but is at the forefront of the developer's intentions.

The reasonability of the control of waste throughout the building process will be with the contractor and the developer through their contract, but it is the intention to ensure that materials are ordered as accurately as possible to minimise waste and will be used as efficiently as possible in line with the detailed drawings and bill of quantities.

D) Surface Water Run-off

Although there is a suitable drainage route to main sewers for both Foul and Surface water, it is the intention of the developer to ascertain if there is a more sustainable solution for the surface water run-off. This may involve a part/full soak away system and will be considered in more detail at Building Regulations Stage. The retained run-ff referred to in the section above (water) will also assist in the assessment of the potential reduction achievable.

E) Waste

Space will be provided outside for bin provision in line with the LA's requirements for waste and recycling. Space will be considered inside for the splitting and storage of recyclable waste, prior to moving to the outside receptacles. This provision will be considered at the time the kitchen designs are being prepared as it is usual for storage bins to be kept under the sink in purpose designed receptacles.

The garden areas are sufficiently large enough to enable composting areas to be provided.

F) Pollution

The developer will consider where possible the sourcing, installation, use and disposal of insulating materials which reduce the potential for Global Warming subject to commercial assessment

Energy efficient systems will be installed for both the heating and hot water provision.

G) Health and Wellbeing

The scheme has been meticulously designed so as to maximise the orientation and aspect of the proposal to gain benefit from good daylight and solar gain in order to reduce the need for lighting and heating unless absolutely necessary. Good natural light is therefore considered and heat retained as much as possible from heat gained during the day retained within the fabric.

Sound insulation will be considered at building regulations stage between bathrooms and bedrooms as well as between other habitable rooms where suitable or required by the developer. The proposal is detached by nature and is sufficiently spaced so that general noise nuisance between properties will not be an issue.

Private space has been provided with excellent sized, private rear garden areas and sufficiently separate private frontage with dedicated driveway access, along with a dedicated security ethos to provide a suitable divide between the proposed and adjacent properties.

Lifetime Homes is not applicable; however the dwellings are designed to be flexible in both configuration and size.

H) Management

A safe, secure, well designed sustainable extension to the community. The development will be an attractive environment to live in. the access ensures that people will not accidently wander into the private spaces and the proposals provide good natural surveillance to all areas of the scheme and to the larger community. Other secured by design elements will be considered at the Building Regulations stage in association with other requirements such as security lighting.

I) Ecology

Retention of existing trees, protection of them during construction and afterwards, together with a mitigation scheme and new planting of trees to further protect, enhance and encourage ecological benefits of the site. Therefore the provision of bats and other wildlife will not be effected due to the position of the development and the lack of vegetation it will effect.

In addition, the applicant has contacted Ecology Services UK Ltd regarding the site who identified the following (in relation to the previous applications on-site):
"I am surprised that the LPA think a bat survey is required - there doesn't seem to be anything that bats could use at this site for roosting"
This being said, the client is still open to the possibility of carrying out relevant surveys under condition, so to mitigate against any and all effects of the design on the immediate ecology should they be identified.

10. Daylight, Sunlight and Overshadowing

Daylight

10.1 The most recognised guidance document is published by the Building Research Establishment and entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice', 1991; (the 'BRE Guidelines')

10.2 The BRE Guidelines are not mandatory and they state themselves that the guidance should not be used as an instrument of planning policy, but they provide a good guide to the approach, methodology and evaluation of daylight and sunlight impacts.

10.3 In conjunction with the BRE guidelines further guidance is given within the British Standard (BS) 8206-2:2008: 'Lighting for buildings - Part 2: Code of practice for daylighting'

10.4 The BRE Guidelines have a method of assessing daylighting levels where internal layouts are not known. There are three tests for assessing the daylighting, which are as follows:

The first test is to strike a line at an angle of 25° from the centre of existing windows. If the profile of the proposed Development sits beneath the 25° angle line then the Development is unlikely to have a substantial effect on the daylight enjoyed by the existing building. If the proposed Development protrudes past the 25° angle line then the second test needs to be applied.

The second test calculates the Vertical Sky Component (VSC) at the centre point of each affected window. The VSC is an external daylighting calculation that measures the daylight level to a specific window point on the outside of a property. The calculations fundamentally assess the amount of blue sky that you will see, converting the result into a percentage. A window looking into an empty field will achieve a maximum value of 40%. However the BRE guidelines suggest that a window that receives 27% VSC will enjoy a good level of daylight. If a window does not achieve 27% VSC in the proposed scenario, then the third test is considered necessary.

The third method, the average daylight factor, involves calculating the VSC of the window in the baseline and proposed scenarios. If the VSC, with a development proposal in place, is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building are likely to notice the reduction in daylight.

10.5 For existing properties the BRE guidelines suggest that if the reduction of the no-sky line area is less than 0.8 its former value, then the occupants may notice a reduction in the amount of skylight.

Sunlight

10.6 With regard to sunlighting, the BRE sunlight availability indicator is used to calculate the Annual Probable Sunlight Hours (APSH), which are expressed as a percentage. The BRE Guidelines state that:
"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months between 21st September and 21st March, then the room should still receive enough sunlight".

10.7 Sunlighting may be adversely affected if less sunlight is experienced than this, and may be noticeable if less than 0.8 times former sunlight is experienced after the development is completed. The BRE Guidelines also note: *"Access to sunlight should be checked for the main window of each room which faces within 90° of due south".*

10.8 Therefore, any windows facing 90° of due north need not be analysed as they have no expectation of sunlight.

Overshadowing

10.9 Part 3.3 of the BRE Guidelines provides guidance and methodology for assessing the impact of overshadowing of gardens and amenity areas for both existing and new spaces. The methodology for permanent overshadowing is highlighted within the BRE Guidelines and encompasses main gardens and open spaces. The guidelines suggest:
"It is suggested that, for it to appear adequately sunlit throughout the year, no more than two fifths and preferably no more than a quarter of any of the amenity areas should be prevented by buildings from receiving any sunlight at all on 21st March. Sunlight at an altitude of 10º or less does not count."

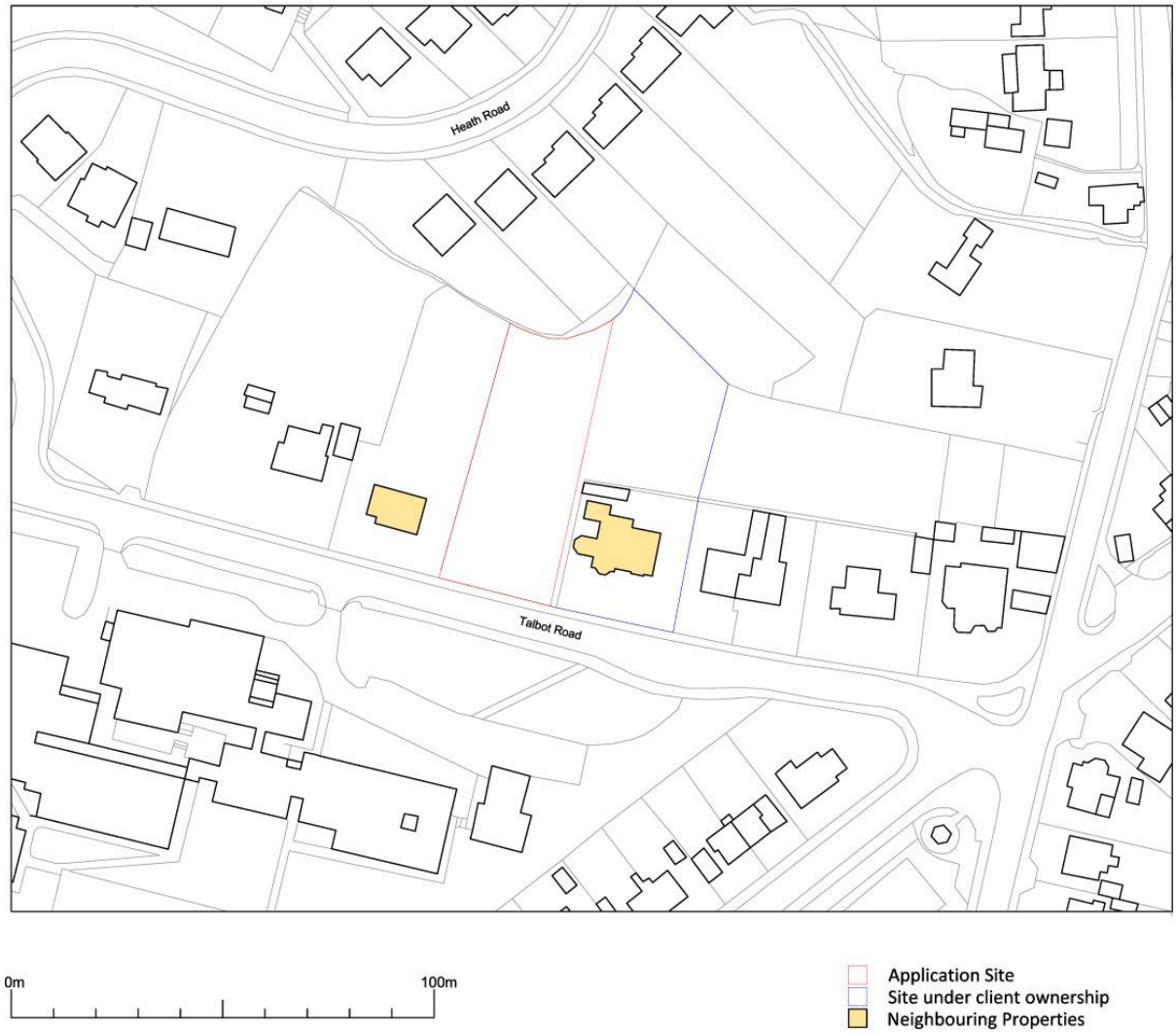
10.10 For the purpose of this report the overshadowing has been assessed on the 21st March following the recommendations set out in the BRE Guidelines. Using the sun-path tracking feature within a CAD modelling package, the likely shadows cast have been created at hourly intervals throughout the day when the sun is over 10° in elevation. Each hourly image has then been analysed to show which area of an amenity space will be in permanent shadow throughout the day.

Significance Criteria

10.11 In order to determine a set of significance criteria, the criteria set out in the BRE Guidelines have been taken into account along with our professional opinion. The significance criteria that have been applied to the daylight, sunlight and overshadowing assessments are as follows:

Magnitude of Effect	Criteria		
Major Beneficial	An improvement ratio > 1.3 of the baseline value.		
Moderate Beneficial	An improvement ratio ≤ 1.3 and > 1.1 of the baseline value.		
Minor Beneficial	An improvement ratio ≤ 1.1 and > 1.0 of the baseline value.		
Negligible	Daylight: The profile of the proposed Development sits beneath a 25° angle line taken from the centre of the existing window *Or* A VSC of 27% or above in the proposed scenario with adequate daylight distribution. Or A reduction ratio ≤ 1.0 and ≥ 0.8 of the baseline value.	Sunlight: An APSH of 25%, of which 5% are in the winter months.	Overshadowing: More than two fifths of any amenity areas receives direct sunlight on 21st March.
Minor Adverse	A reduction ratio < 0.8 and ≥ 0.7 of the baseline value		
Moderate Adverse	A reduction ratio < 0.7 and ≥ 0.6 of the baseline value.		
Major Adverse	A reduction ratio < 0.6 of the baseline value.		

Potential Sensitive Receptors



10.12 The two key properties of relevance to this study are to either side of the site, namely 'The Beeches' to the left (West), and 'The Poplars' to the right (East).

10.13 The BRE guidelines suggest that windows to residential properties which are considered to serve non-habitable rooms, such as entrance ways, landings, garages, bathrooms or store rooms, should not be assessed

Baseline Conditions

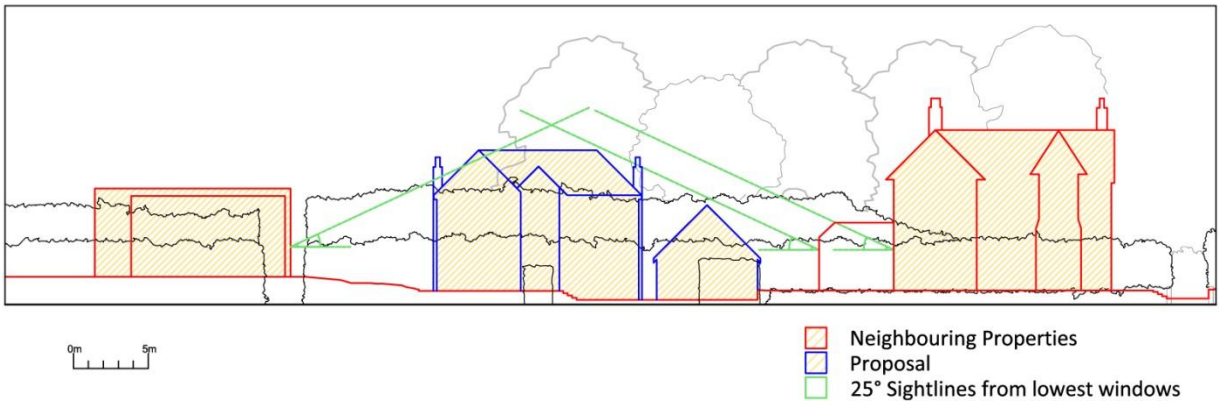
10.14 The buildings currently adjacent to the site are relatively low rise with substantial garden and amenity spaces; as such the surrounding properties enjoy very good levels of daylight and sunlight, well above the BRE guidelines suggested criteria. In addition, the site is orientated almost directly South with a high level of foliage surrounding it.

Residual Effects

10.15 The following prescribes the outcome of the assessment for the given application, which is considered to have no effect on the quality of daylighting to the adjacent properties.

Phase	Description	Pre-mitigation significance	Post-mitigation significance
Construction	The Beeches	Negligible	Negligible
Construction	The Poplars	Negligible	Negligible
Completed	The Beeches	Negligible	Negligible
Completed	The Poplars	Negligible	Negligible

10.16 The following elevation diagram represents the precise relationship between the neighbouring properties and the respective 'sightlines'. As can be seen, the building, has been positioned in such a manner that the development nestles neatly between the neighbouring properties



10.17 From The Beeches, there is a secondary side window at low level from the main sitting room which has large south facing double doors, it narrowly fails the first test due to the profile of the development (not with counting extensive foliage) , but passes the second test easily.

10.18 Although closer to The Poplars, the development passes the first profile test, even from the conservatory.

10.19 The development therefore has virtually no effect on the daylighting of the neighbouring properties.

11. Quality of Development

11.1 We believe that this scheme is a high quality development, providing excellent family accommodation based upon sound design principles; that respects the local setting and nestles into the streetscape effectively. It creates a sense of place, identity and beyond all else, a place where people would wish to live now, and in the future.