

Re: Proposed Two-Storey Rear Extension at the neighboring property Ref: 20251203 at
26 Leander Drive

Dear Nina Goodbody,

I am writing regarding the above planning application to highlight my concerns on the following grounds: loss of daylight, loss of sunlight.

Main Concerns:

1. Daylight Impact – Despite complying with the 45-degree guideline

Although the proposal appears to comply with the 45-degree rule when assessed from [REDACTED] north facing window, this test alone does not fully assess the impact on daylight. Compliance with the 45-degree guideline does not override other daylight and amenity considerations within SPG2 and CS19. Due to the height and depth of the proposed two-storey extension close [REDACTED] boundary, the reduction in sky visibility from [REDACTED] [REDACTED] window will still be significant.

2. Loss of Sunlight – Policy CS19 & SPG2

[REDACTED] affected window faces North, receiving its primary sunlight in the afternoon and evening. The proposed two-storey extension, positioned to the west [REDACTED] house, will block a substantial amount of this sunlight. The late-day sun path comes from the west, meaning the extension's height and proximity will overshadow the window at times when sunlight is most valuable.

Conclusion

For the above reasons, I respectfully request that the Council ensure that the 45 degree rule is adhered to and that the rear extensions is built no further than the proposed plan. This would result in a negative effect to my property and the light [REDACTED] bedroom.

