



To Whom It May Concern,

I write with reference to the proposed development named above. We are employed as Daylight and Sunlight consultants on the scheme and in this capacity, we have been asked to have produced an assessment of the impacts of the proposal on neighbouring dwellings.

Our report, "4146 - Daylight and Sunlight Assessment for Planning" was issued on 01.11.21.

This assessment has been undertaken in line with the guidance set out in the document "Site Layout Planning for Daylight and Sunlight - a Guide to Good Practice", *Littlefair, P.*, 2nd Edition, BRE Press, 2011 and the guidance within BS8206:2-2008.

This guidance is used throughout the industry to assess daylight and sunlight. Our report showed that the impacts of the proposal were within the recommended limits in the guidance.

We have been provided with comments and objections from neighbouring residents, highlighting concerns on the impact on their daylight and sunlight amenity.

The first comment brings to our attention an error in the numbering of the neighbouring houses. The dwelling listed as No. 1 Osney Way in our report, should in fact be labelled The Brambles. And the dwelling listed at No. 3 Osney Way in our report, should in fact be No. 1 Osney Way.

However, this minor inaccuracy does not affect the results of the analysis which demonstrates that the impacts on daylight and sunlight are within the BRE recommendations.

A further objection makes the claim that the proposal would severely affect the natural light into the gardens and properties in Pirrip Close (specifically No.'s 1, 3, 5 and 8).



Cont:

Our report analyzed the impact on the windows of No. 7 Pirrip Close and shows that the impacts are minor, with all windows retaining a minimum of 89.78% of their existing daylight levels. As the windows on this dwelling all face within 90° of north, sunlight impacts do not need to be assessed.

No. 7 Pirrip Close was selected for assessment as it is the closest to the proposal. It is a reasonable conclusion that if the impacts on this dwelling are acceptable, then they will be so for dwellings farther away, provided they have a similar architecture, which is the case here.

As the dwellings in Pirrip Close lie to the south of the proposal, then the impacts on sunlight to their respective gardens does not need to be assessed. Sunlight comes primarily from the south and the proposal lies to the north of these gardens, so no shadows would cast over these spaces.

Other elements of the objections relate to overlooking and privacy which are not quantifiable or dealt within in a report such as ours.

We trust the above additional detail is sufficient but if any further clarification or detail is required, please do not hesitate to contact us.

Yours faithfully,

Ollie Westover,
Director