Joanna Szmuksta <joanna.szmuksta@adur-worthing.gov.uk>

Fwd: Cecil Norris House, Ravens Road, Shoreham - application no. AWDM/1742/18

1 message

Planning - <planning@adur-worthing.gov.uk> 30 January 2019 at 13:31
To: Joanna Szmuksta <joanna.szmuksta@adur-worthing.gov.uk>

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Gary,

Following our conversation yesterday please see attached a further report (dated 28th January) prepared by Delta Green which responds to the representation made by the occupiers of no. 2 Ravens Road dated 16th January.

This is the third report prepared by Delta Green in respect of the above planning application. This further study has assessed the daylight to the side door to the dining room and the conservatory windows as well as the sunlight available to both the dining room and conservatory. This assessment has been carried out as a separate exercise as none of the windows are required to be assessed in in the usual impact assessment for planning purposes. The study has been undertaken in response to the concerns of the neighbour. Indeed, this was the case with the second report which primarily considered the impact upon the ground floor roof lights of no. 2 Ravens Road.

The conclusions of the third report state:

'The study has clearly demonstrated that following the BRE good practice guidance Site Layout Planning for Sunlight & Daylight the proposed development will not negatively impact any of the windows assessed.'

Delta Green point out (as they did with the second report) that their reports are regularly forwarded to the British Research Establishment (BRE) by local authorities to check the methodology and that none have been questioned by the BRE on this.

In terms of policy guidance Policy 15 of the adopted 2017 Adur Local Plan (Quality of the Built Environment and Public Realm) requires that development should, inter alia, '*....not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space'*. The BRE standards are provided in order to assess what is acceptable/unacceptable and the Delta Green reports confirm that the proposals would be wholly acceptable with regard to the impact on sunlight, daylight, shadowing upon no. 2 Ravens Road. It is noted that the 5no. rooflights would actually experience an increase in Vertical Sky Component (VSC) due them facing the sky and the proposed building line of the new development – refer para 5.1 of Delta Green's second report dated 9th January.

Reference is also made to Policy 1 of the Local Plan (Sustainable Development). In accordance with national guidance set out in NPPF2, Policy 1 confirms the presumption in favour of sustainable development and that the Council '*will always work proactively with applicants jointly to find solutions which means that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.'* The applicant and its project team have held numerous pre-application meeting with officers and carried out a public consultation exercise to inform the local community of their proposals. Following this exercise revisions were made to the scheme including that it was set further away from no. 2 Ravens Road. Delta Green have advised on the project throughout.

With regard to the Council's Development Management Standards (DMSs), guidance on '*Space Around New Dwellings and Flats'* is provided in DMS no.1 and which is to be read in conjunction with Policy 15 of the adopted Local Plan. In view of the existing development on the site and the proposal which occupies a similar footprint, the illustrative examples of new development are not particularly relevant to the proposals for the Cecil Norris House site. Nonetheless, DMS no. 1 does deal with daylight at para 3.9 in the context of rear garden areas not being *'unduly overshadowed'*. The guidance clearly allows for some change to take place and the judgment is whether this would be acceptable with reference to appropriate standards – in this case those provided by BRE. Delta Green's reports confirm that the proposed development would be acceptable in respect of the sunlight, daylight and shadowing impacts upon no. 2 Ravens Road.

Do please come back to me if you require any further information.

Kind regards,

Martin

Martin A. Carpenter
Director | BA (Hons) MRTPI

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