

Daylight/Sunlight

It is acknowledged that the proposed infill extension extends marginally beyond the 3m projection typically permitted under permitted development. However, the overall scale remains closely comparable and should reasonably be viewed within that context. Importantly, due to the orientation of the site and the relationship between the properties, the potential impact on light is inherently limited.

In response to the concerns raised, a daylight and sunlight appraisal has been undertaken with reference to the submitted drawings and in accordance with the principles set out in Building Research Establishment guidance (BRE 209: *Site Layout Planning for Daylight and Sunlight*).

The proposed extension is positioned to the north of No. 75, given the sun's path across the sky in the southeast of England. As a result, there is no material reduction in daylight to the neighbouring property.

In terms of sunlight, any limited overshadowing is largely influenced by the existing back addition at No. 75, which already defines the prevailing shadow pattern. The proposed extension does not materially alter this relationship. Any minor change is limited to the late evening during peak summer conditions, when the sun is low in the northwest.

The accompanying images help to illustrate this clearly, showing that the majority of shadow is generated by the neighbouring back addition rather than the proposed extension. A series of time-based snapshots has been provided, with the only noticeable variation occurring in the late evening on 21 June at approximately 18:00. This effect is brief, seasonal, and not considered to give rise to any material planning impact.

Accordingly, the proposal would not result in any material adverse impact on the daylight or sunlight amenity of No. 75.

Finish to the south elevation above the shared garden wall

The external finish is proposed to match the existing dwelling to ensure a consistent and appropriate appearance. While ongoing maintenance is not typically a planning matter, this can of course be discussed with the owner.

Finish to the top of the extension wall (coping detail)

A suitable coping detail will be incorporated to ensure a durable and well-finished edge, in line with good construction practice.

Rainwater disposal from the flat roof

Although not a planning matter, rainwater will be appropriately managed via downpipes and directed within the boundary of no. 77 and in accordance with Building Regulation requirements.

Access to neighbouring land during construction

This is not controlled through the planning process and would only arise, if required, through prior agreement between the respective landowners.

Party Wall matters, foundations and structural stability

These matters are governed separately under the Party Wall etc. Act 1996 and Building Regulations. The appropriate notices will be served in due course, and the works will be designed and carried out to ensure no adverse impact on adjoining structures. Any damage, should it occur, would be made good in accordance with standard practice and statutory requirements.