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18 July 2023

Jason Albon
Planning Officer
Adur and Worthing Councils
Portland House,
Worthing
BN11 1LF

Dear Mr.Albon

Down House, 11 Furze Road, Worthing, BN13 3BP
AWDM/0840/23

We write in response to comments on the above application from the neighbour to the south west, Dr Orpin of Firsdown House.

We would like to highlight the fact that the proposal will have no effect on the direct sunlight to the property and non or negligible reducing on the ''Vertical Sky Component'' (VSC) as defined by the BRE *'Site layout planning for daylight and sunlight* ; A guide to good practise.'' This document is the preferred reference for the Architects and designers for achieving good sunlight and daylight in new buildings and the effect on new developments on existing buildings.

During the design stage of the proposed new roof and extended garage, we were cognisant of the need to minimise the effect on neighbours and also achieve a design which compliments the style of the existing Down House. The proposed low pitched tile roof achieves both these objectives and by retaining the existing garage wall and parapet there is no additional overshadowing to Firsdown House.

To demonstrate the effect on the Firsdown House and to reassure the owner we have provided a series of sections and plots, which look to address the perceived effect on the dining room and landing. It must be noted that Firsdown House is at a lower level than adjacent Down House.

Drawing 23001 SK20 Daylight Diagram

Dining room; Refer to Section B - B
The window/patio door to this room faces due east and using the method outlined in the BRE guidance (paragraph 2.2.5) it can be seen that, there is no obstruction caused by the proposed garage extension. The 25 deg. line taken from the mid-point of the window illustrates the fact. Also note the existing garage wall and yew hedge forming the boundary/enclosure greatly reduce the VSC to this room.

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Landing window; Refer to Section A - A
The BRE guidance is specific on the rooms which would have a requirement for daylight which include;

"living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."

Therefore a landing would be consider not to have a requirement for daylight, however the proposal looked to minimise the effect and it can be seen from section A – A the window is at a high level, for which the proposed garage roof will have no overshadowing effect or obstruction.

Sunlight – Refer to Sunlight Plots
With regards direct sunlight the proposed development is due north of the Firsdown House, the BRE guidance specifically excludes any development which *''lie within 90 deg.s of due north of a window''.* However to illustrate this fact and in accordance with BRE guidelines, we have provide sunlight plots for the 21st March and 21st September at noon. It is clear that the proposed garage roof and extension create no overshadowing on the neighbouring properties.

In conclusion the proposed garage extension and new pitched roof will result in no appreciable loss of the VDC or sunlight to the neighbouring property and is therefore not a material planning consideration with regards the application.

Yours sincerely

[redacted]

Haydn C Jones

cc. Mr and Mrs Williamson