

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 30 NOVEMBER, 2023

<u>Page</u>	<u>Application</u>	<u>Location</u>	<u>Item</u> <u>No.</u>	<u>Description</u>
PLANNING APPLICATIONS				
P.226	2023/00337/FUL	7, Sycamore Close, Llandough, Penarth	1.	Letter from neighbour raising concerns about overshadowing impact

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 30 November 2023

Application No.: 2023/00337/FUL	Case Officer: Mr William Groom
Location: 7, Sycamore Close, Llandough, Penarth	
Proposal: Proposed two storey extension to rear elevation with hipped roof	

From: Keith Allen of 8 Oakwood Close, Llandough

Summary of Comments:

In summary the letter raising concerns about overshadowing impact which are stated to vary depending on time of year and that computer modelling is the only accurate way of predicating overshadowing

The letter also adds that the ground floor windows are located on elevations which are least energy efficient and detrimentally impact the privacy of No. 6 Sycamore Close.

Officer Response:

The Committee report fully considers the overshadowing impacts on neighbouring occupiers and in summary concludes that the degree of overshadowing impacts would not be so harmful to warrant refusal of the application.

Members should note that the insertion of the new ground floor windows on an existing dwellinghouse is considered to constitute permitted development. As set out in the Committee report, the smaller window provides views towards the blank side elevation of 6 Sycamore Close and has no unacceptable overlooking impact towards this neighbour. The larger window serves the kitchen / dining area of the extension which provides views towards the shared boundary with 6 Sycamore Close, however due to the existing boundary treatment between the application site and this neighbour, it is not considered to provide any views that would detrimentally impact upon the privacy of this neighbour.

In respect of the placement of windows, with regards to maximising energy efficiency and solar gain, there are no national or local planning policies or guidance which would require an applicant to place windows in particular elevations to achieve / maximise more solar gain. The matter of energy efficiency would currently fall under Building Regulations.

Action required:

None.

Planning Committee Remote Meeting

Thursday, 30th November, 2023 at 4 p.m.

Planning Application: 2023/00337/FUL

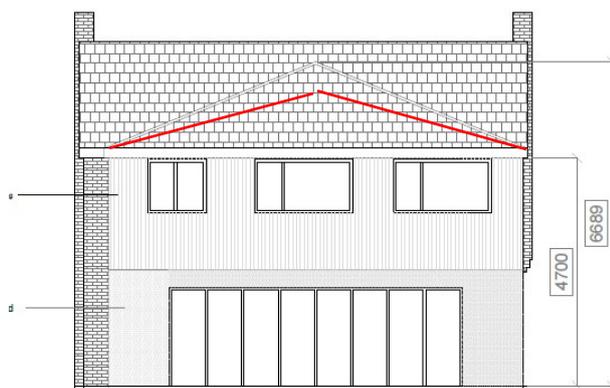
7, Sycamore Close, Llandough, Penarth

Prepared by Keith Allen: 8, Oakwood Close, Llandough

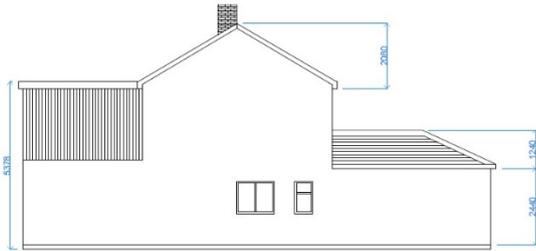
Speaking on behalf of the **all** the neighbours (**9 households**) who have objected to this **retrospective planning**, but particularly No 7 Oakwood Close and Nos 5 & 6 Sycamore Close.

Overshadowing

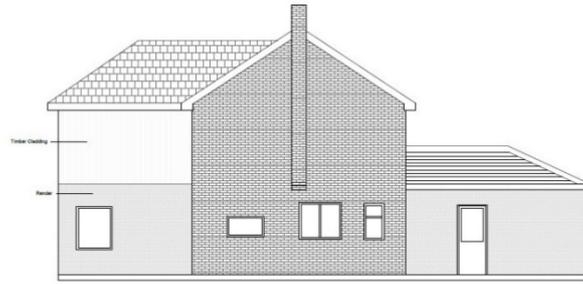
Both the supporting letter from **Asbri Planning** and the report produced by the **planning officer** for the Planning Department have not dealt with **overshadowing** using data. Computer modelling is the only accurate way of predicting the **overshadowing** produced by the extension **with** hipped roof. There are a number of variables to be considered in this prediction, e.g. topography of the location, the constantly changing Sun's path and elevation daily above the horizon during different seasons, 'strength' and angle of the Sun's rays etc.. The diagram included here (using the scale diagram provided by the planning agent) will support my assertion that the *hipped roof apex height must be* reduced below the **6.8m** quoted, in order to 'reduce the overall visual massing' and so reduce the effects of the overshadowing. This is shown in RED on the diagram below. **There is absolutely no reason why the hipped roof is required to be so high!**



PROPOSED REAR ELEVATION



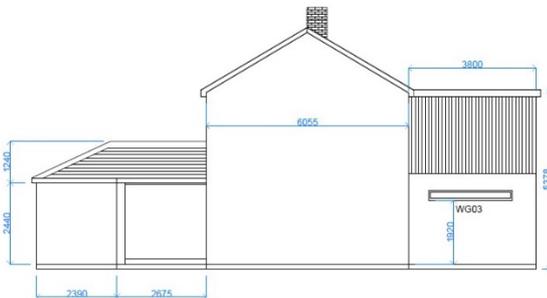
Approved Left Side Elevation



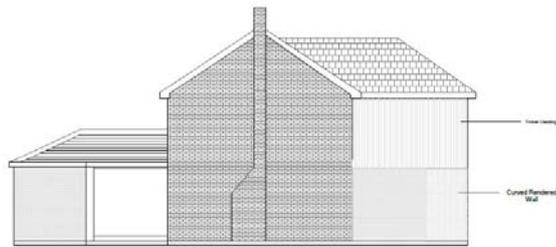
PROPOSED LEFT SIDE ELEVATION

[Two windows already installed and NOT approved]

The two windows are on the **north-facing wall**. These are located on what would be the *least* energy efficient direction and the most likely to **detrimentally impact the privacy of No 6 Sycamore Close**.



Approved Right Side Elevation



PROPOSED RIGHT SIDE ELEVATION

[NO]

The **south-facing wall** has NO windows which is not the most efficient use of the building's orientation to maximise the heating affect of the Sun's rays and illuminate the interior of the ground floor! This is a very poor design if planning experts do not use this **eco-friendly approach** to reduce the energy required to heat the home. Why not place the TWO additional windows on this side and so reduce the impact on the privacy of No. 6 Sycamore Close.