

Peter Norris

By email only

Date: 26th November 2019
Your Ref:
Our Ref : sph/2138/10354
email : 

Dear Peter

Development at 86 Annendale Road, Bognor Regis (Ref BR/231/19/PL)
Addendum to Daylight and Sunlight Assessment (August 2018)

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Based on the application of the assessment criteria set out within the BRE Guidelines, an assessment of the potential impact of the proposed development at 86 Annendale Road, Bognor Regis, was carried out in August 2018. The potential impacts relating to daylight, sunlight, and overshadowing considerations were assessed in full using the scheme designs current at that time. This scheme included an extension of the existing ground floor by adding two additional floors.

In the interim, the design proposals have evolved and there is a change in the massing of the proposed buildings. This has resulted in the removal of one of the original additional storeys such that the rear extension now only has two storeys as opposed to three. This is a significant change to the massing of the proposed development and therefore requires the results of the original daylight and sunlight assessment to be reviewed.

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There are two ways in which such a review can be undertaken, and this very much depends on the differences between the two schemes. Where the changes are significant and represent an increase in massing/sky obstruction, then it is necessary to re-run the daylight/sunlight analysis to quantify this change. However, where the change is either negligible or represents a reduction in massing, then it is generally accepted that there is no need to re-run the analysis and professional judgement can be used.

In this case, from inspection of the most recent scheme drawings, it is evident that the latter is true and thus this addendum is based on the review of the most recent scheme proposals and professional judgement.

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This addendum letter has been prepared in support of the current scheme and these drawings are appended. Reference should nevertheless be made to the original Daylight and Sunlight assessment that was submitted in support of the original application.

As discussed above, the current proposals will result in a very notable reduction in the massing of the rear element of the building, which will result in a significant reduction in the sky obstruction presented by the building. This will translate directly into increases in daylight and sunlight to the buildings that surround the development site when compared to the original scheme.

Reviewing the results of the analysis undertaken in August 2018, it is evident that there was only one minor transgression, which was to Window W5. However, this was one of four windows serving the kitchen of the neighbouring building (84 Annendale Road) and when the results of these four windows were averaged, it was possible to conclude that the net impact to this room would be negligible. Given that the reduction of the proposed development by one storey will result in an increase in daylighting to this window and will not reduce daylighting elsewhere, it is possible to conclude that the revised scheme will have a lesser impact.

The daylight and sunlight assessment that was prepared for the original application concluded that there were only negligible reductions to the daylight and sunlight received by the neighbouring buildings. The reduction in the massing resulting from the currently proposed scheme will reduce the impact of the building further. Therefore, it will still be possible to conclude that the overall impact of the proposals will remain within the acceptable parameters of the BRE Guidance and thus the reduction in daylight and sunlight will remain negligible.

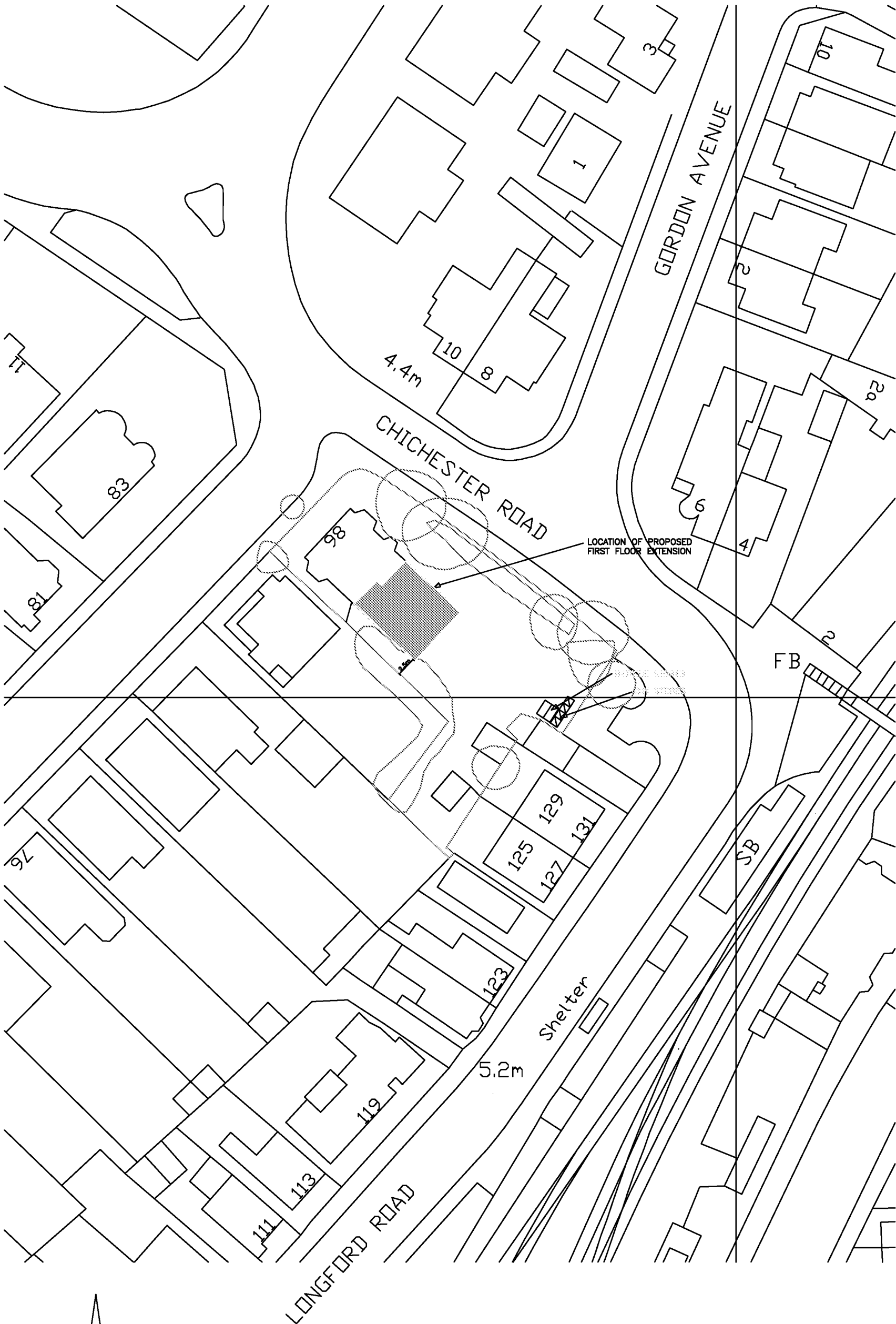
Yours sincerely



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