Objections on planning permission regarding 29 Ash bank road ST2 9DS

Planning Application number **SMD/2020/0293**

My objections are from number 31 Ash bank road ST2 9DS

I live next door to the property and my lounge currently has two windows facing towards the proposed 2 storey extension.

As you can see from the following photographs of my current view out of these windows they let in a significant amount of sunlight. If you approve the extension then the natural daylight that these 2 windows would get would be significantly reduced and that would mean that the only window that gives me natural daylight would be the window facing my garden, the positioning of this window means that the sunlight doesn't come through it until late afternoon.

Photograph 1



As you can see from this photograph these 2 windows are allowing a significant amount of sunlight in. These 2 windows are the windows that would be affected by the proposed 2 storey extension.

Photograph 2



As you can see from this photograph this window is facing towards our garden and the garage. This photograph was taken at approximately 15:40. As you can see the natural sunlight coming in through this window is negligible in comparison to each of the other 2 SMALLER windows in photograph 1.

Photograph 3



As you can see from this photograph the smaller window on the left lets in a considerable amount more daylight than the larger window on the right.

Photograph 4



As you can see from this photograph, we have closed both sets of curtains on the 2 smaller windows that will be affected by the proposed extension. You can see clearly that even with the curtains closed there is a very significant amount of natural sunlight coming in through these windows. (These curtains have been closed only for the purpose of showing the sunlight that comes through these windows)

The photographs that follow are photographs that have been taken from the windows looking out. As you will be able to see the view from these windows is what you would expect. There is approximately 6ft before you get to the hedge row and then I estimate the same again before you get to the exterior wall of the next-door property as it currently is.

Photographs 5-7 (Top smaller Window view)



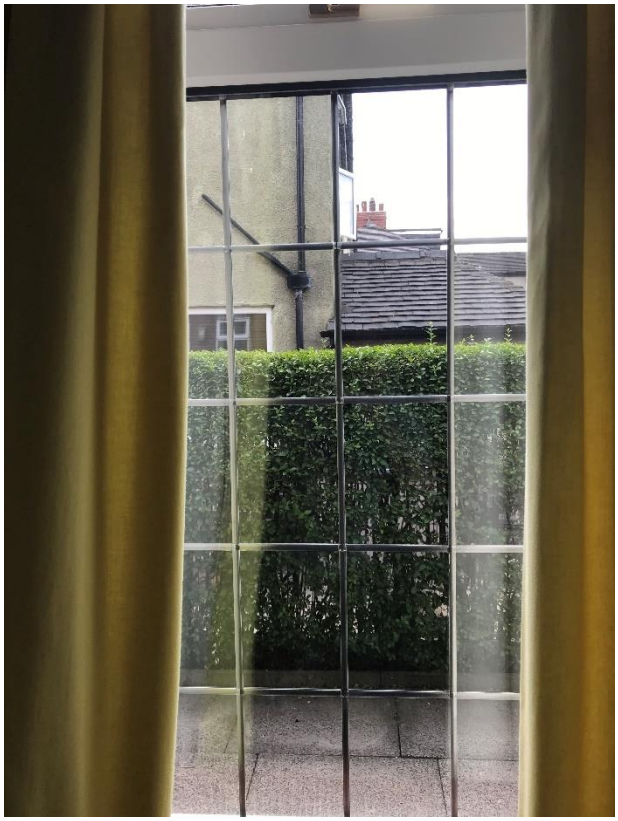




As you can see from this photograph the building as it stands now clearly shows a large gap towards the road and a source of natural daylight. If the extension was permitted then this gap would be eliminated and also so would the main source of daylight. It would also cast a shadow on the window all day long.

Photographs 8-10 (Bottom smaller window view)







As you can see from this photograph the building as it stands now clearly shows that there is currently what looks like either a single storey extension or an outhouse. From this photograph you can clearly see above the current smaller building and see other properties along with unrestricted view to the sky.

The following set of photographs all relate to the exterior of our property and the impact that allowing a 2 storey extension would cause. You will be able to see in the photographs the shadows that are already in place with the current layout and then you will be able to envisage what the severe impact will be by allowing the proposed application.

Photograph 11



As you can see from this photograph there is a very clear shadow coming into our drive. You can clearly see how the sunlight comes onto the windows. If a 2 storey extension is permitted then this shadow would cover the entire drive and block sunlight that currently enters in through the windows.

Photograph 12



As you can see from this photograph there are 2 windows on the side of the property that face towards **29 ash bank road**. These 2 windows allow the most natural daylight in as you will have been able to see in **Photograph 1.** You can also see from **Photograph 11** that the 2 smaller windows are currently in the sunlit area of our drive and by allowing the extension this would be destroyed. You can also see here the larger window that is mentioned in **Photograph 2** and with its location it would make natural sunlight extremely limited.

Photograph 13



As you can see from this photograph there is a garage on the property of **29 ash bank road**. The location of the garage clearly shows just how close it is to the hedge line and from the plans it's clear that the new 2 storey extension would be running to the same position all the way down the side of the house. You can also see from this photograph the offset between the current garage and the current position of the gable end of the property mentioned.

Photograph 14



As you can see from this photograph it has been taken from the top of our drive and you can see that there is a hedge shadow that runs down the entire driveway. You can also from this photograph the current layout of **29 ash bank road** and also our property layout. By allowing the 2 storey extension then you will effectively be making a complete shadow from all the windows on this side of the property and not just the shadow that is currently there due to the hedge line.

Summary

1. On the application form it says that no trees or hedges will be felled. Upon digging the foundations, it is obvious that routes would have to be chopped in order to have the extension on the proposed site. This would mean that some of the hedges could die and therefore have to be removed and replaced. This isn't what the applications says. Surely if you thought that there might be a need to replace the hedge then it would be better to indicate yes to compensate the issue that may arise from digging the foundations.

2. From searching around on the internet, we have seen that daylight issues should be taken into account on planning applications. From what we have read on the internet we are on the understanding that natural daylight shouldn't be considerably reduced in habitable areas i.e. lounges. We know this doesn't apply to halls, landings, kitchens and utility rooms. We have also seen the 45 and 25 degree rules relating to restriction of daylight from proposed extensions. I've not been able to read this properly as it's in the "BRE's site layout planning for daylight and sunlight. A guide to good practise" and I don't have a copy of this. (I would like to stress that on this note this is only what I have been able to find out off the internet and not rules etc.)

3. I am an 88-year-old lady and I have lived at the property for more than 50 years, not in good health and my lounge allows me to look over my garden from one window and it also allows me to get natural daylight from the other 2 windows. If this proposal is granted then it will effect my way of life because the room will be much darker than I am used to and will it will mean that I will have to have my lights on a lot more, this increasing my electricity bill that would not be through any fault of my own.

4. I would have no objections to a 2 storey extension at the REAR of the property as it wouldn't affect the natural sunlight that comes into my property. What I am objecting to is the building of a 2 storey extension at the SIDE of the property for all the reasons and photographs that you have seen in this document.

5. All photographs that have been used in this document have been taken by using an iPhone 7's rear camera on Friday 26th June 2020. All the photographs were taken between 15:40 and 15:50 on this date and are still stored on the phone.