

Speaking Rights Request -Planning committee meeting 22/1/25

Planning – LA01/2022/0791/F

Peter Reid, 53 Causeway Street, Portrush, BT56 8AD. Phone

OBJECTION

I wish to object on grounds of overshadowing by the proposed property on 53 Causeway Street. I wish to ensure members have had opportunity to review the document including photographs sent on 19th Jan 2024 and further clarify the impact this 3 storey structure would have on our property

It is clear that there has been a large degree of subjectivity in assessing overshadowing impact – with conclusions often using terms like deemed, and reference to the fact that documents like Creating Places, PPS 7 and APPS 7 are guidance, not policy.

I would urge you to reconsider this as indeed causing significant and unacceptable overshadowing. We suggest a 3 storey new build, 9 metres from our south facing kitchen window, leaving our property completely blocked from daylight for the entire year and blocking sunlight completely for at least 6 months to be unreasonable, unacceptable and detrimental.

I note in consideration point 8.32 it is noted the proposal **is required** to adhere to criterion (h) of Policy QD 1 of PPS 7. Criterion (h) of Policy QD 1 requires that the design and layout **will not** create **conflict with adjacent** land uses and there is **no unacceptable adverse effect on existing** or proposed **properties in terms of** overlooking, loss of light, **overshadowing**, noise or other disturbance.

Point 8.33 details.... dwellings should be planned to provide **acceptable levels of daylight into interiors**. The **building spacing required** for privacy will normally ensure a **satisfactory level** of daylight and an **acceptable minimum** amount of sunlight.

The 'building space required for privacy' referenced in this paragraph relates to earlier detail outlined in Creating spaces 7.21 that says... good practice indicates that a separation distance of around 30m should be observed or, alternatively, consideration given to a modified design. Where such development abuts the private garden areas of existing properties, a minimum distance of around 15m should be provided between the rear of the apartments and the common boundary.

Therefore, a more complete comment in 8.33 might have stated... dwellings should be planned to where a separation distance of 30m should be observed between properties, and with a minimum distance of 15m between the new build and boundary of neighbouring property to ensure a **satisfactory level of daylight and an acceptable MINIMUM amount of sunlight**.

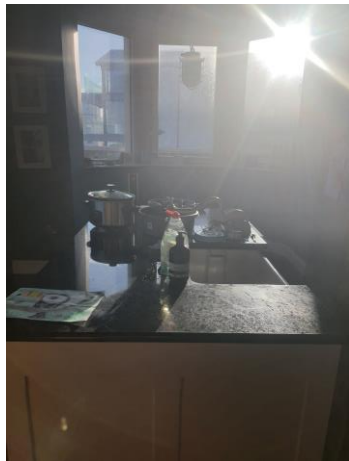
The distances in this planning application are **9m between properties rather than recommended 30m**; And, **5m to the boundary of neighbouring property rather than 15m** in recommendation. Note is made that a lesser distance may be considered for a 1 storey extension. Even allowing for this being guidance and not policy, surely these drastic variances and the fact it is indeed a 3 storey build on previous garden space would steer towards this indeed being anything but **satisfactory level of daylight and an acceptable MINIMUM amount of sunlight**.

Point 8.34 relates to APPS 7 guidances and correctly reports...' Where an extension would be likely to **reduce the amount of light entering the window of a room**, other than those indicated above, to an unreasonable degree, **planning permission is likely to be refused**.'

Further detail from APPS7 includes the following:

‘the Department will **not permit** proposals for new housing development in established residential areas where these would **result in unacceptable damage**....to the quality or residential amenity of these areas. New residential developments **should therefore be sensitive** in design terms **to people living in the existing neighbourhood**’

....the Department will **need to be satisfied** that any extension will: **not be detrimental** to the amenities of **adjoining properties**, particularly in terms of privacy and **their right to light**.



Point 8.35 correctly summarised from referenced planning policy that **overshadowing and loss of light should not be unreasonable or cause an unacceptable adverse effect.**

Point 8.57 however makes the sweeping conclusion that this proposal will result in overshadowing but the impact is not deemed unacceptable. This is made without sufficient evidence. I find it difficult to agree that is felt acceptable to completely block the sunlight and daylight as evidenced in this picture

This is the south facing and only window into our kitchen and you can clearly see how much daylight and sunlight it currently receives. All sunlight and daylight in these photos will all be completely blocked out by the proposal.

Our outside amenity which lies closer to the development will be even more severely affected.



Complete block of sunlight for 6 months of year based on sunpath / sun height calculations.

To help illustrate the degree of overshadowing, please see current shadow pattern externally.



In summary, thank you for reconsidering the degree to which 53 Causeway street is overshadowed and, given the evidence outlined, support that it is unacceptable to remove sunlight from a living space for greater than 6 months by rejecting this proposal as causing unreasonable overshadowing on a neighbouring property.