

**Laura Crawford**

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**From:** [REDACTED]  
**Sent:** 19 January 2025 22:29  
**To:** Planning  
**Subject:** re LA01/2022/0791/F - OBEJECTION  
**Attachments:** Planning objection Jan 25.pdf

**Dear Sir/madam**

**Please find additional comment in attachment I would like to add re application LA01/2022/0791/F, for the consideration of the committee prior to meeting**

**As per guidance in preparation for meeting, thank you for ensuring it is shared with all planning committee members**

**Thank you for confirmation of receipt and action**

**With Best wishes**

**Peter**

**Planning – LA01/2022/0791/F**

Proposal: Full Planning Application for residential apartment scheme comprising 6no apartments, landscaping, access off Causeway Street and ancillary works.

**Objection and Challenge of detail within planning report**

Further to previous Objections in relation to Overshadowing of property at 53 Causeway Street, please find further points with photographs by means of evidence, referenced against discussion points within planning report

It is clear that this has been considered very subjectively, based on opinion only – with conclusions often using terms liked 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.**'

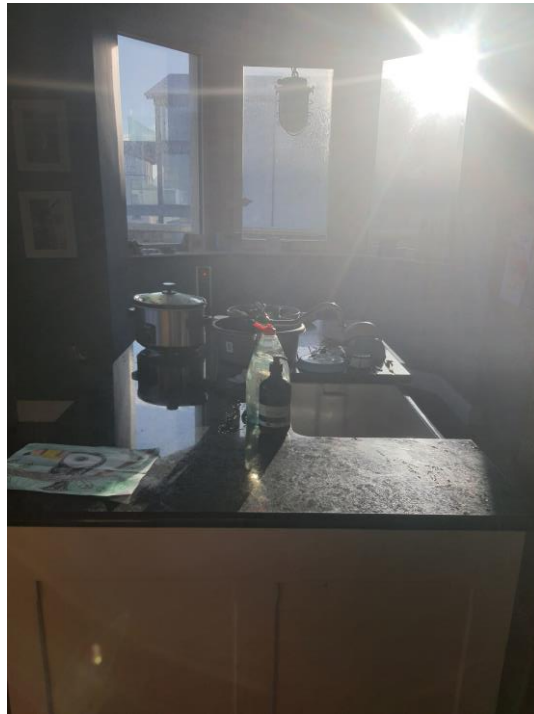
Further detail from APPS7 includes the following:

'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. Please find below photographs showing sunlight and daylight currently enjoyed via this kitchen window





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.

Please see further images showing the impact the new 3 storey extension will have, where the blue represents the new building.

**INTERNAL**

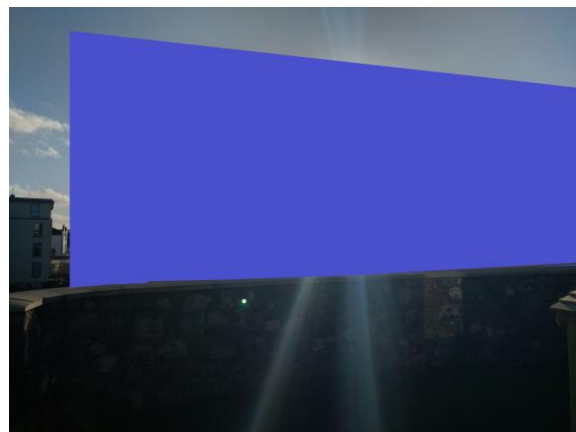
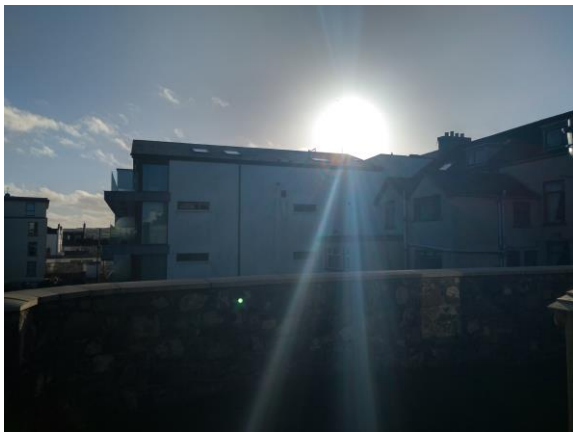


Complete block out of sunlight.



Almost complete block out of daylight all year round.

**EXTERNAL**



Complete block of sunlight.

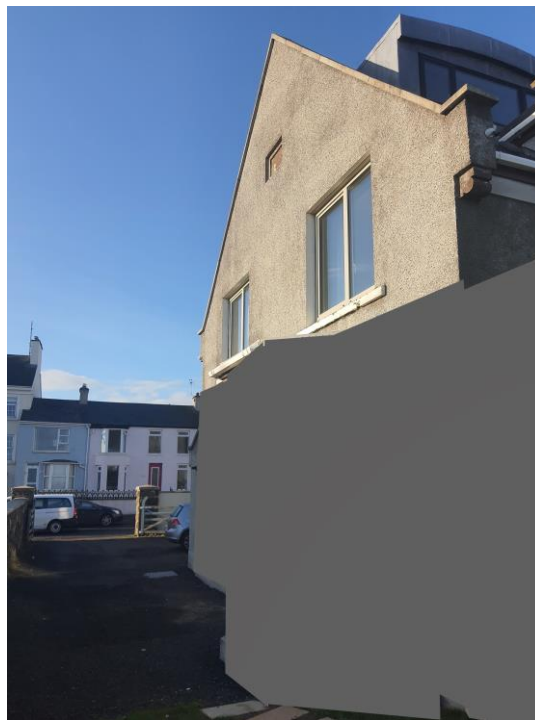


Complete block of sunlight.

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

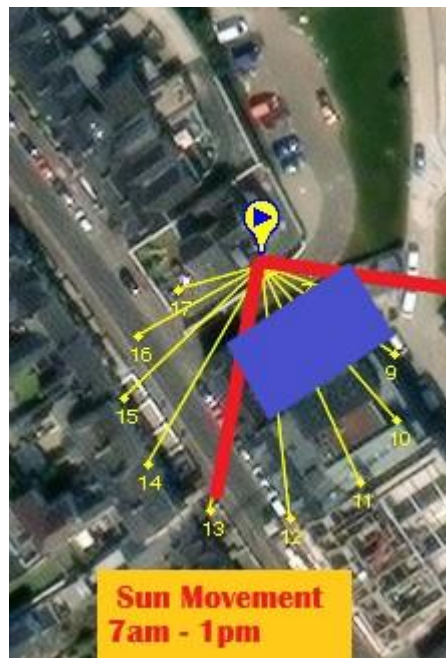
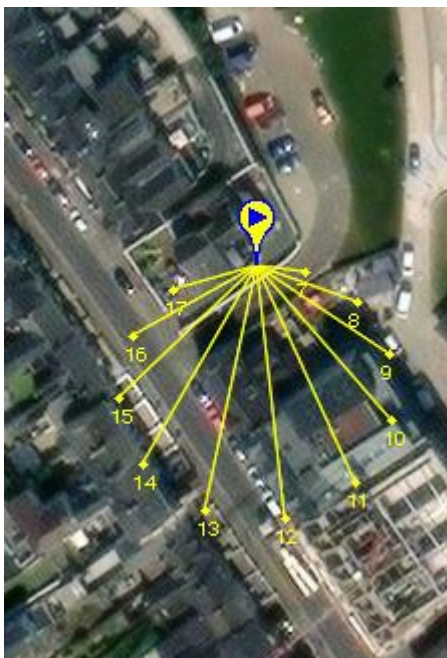


## External shadow

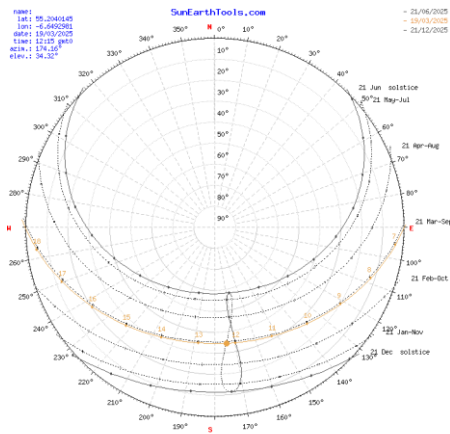


Kitchen window in foreground enjoying full sunlight, and illustration on the right showing height of shadow that the new extension will cast blocking out our whole window.

Point 8.59 makes reference to the sunpath, describing it without meaningfully showing the impact. Please find diagrams to evidence the impact.

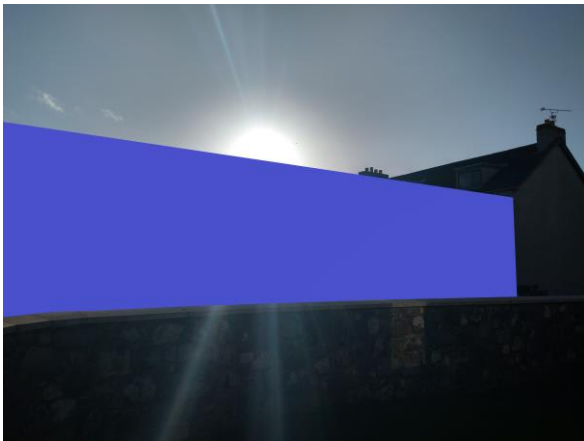


Equinox sun pattern with evidence of how much of the day the application will block out for at least 6 months of the year.



Sun height pattern for 53 causeway street, showing height of current proposal will impact ground floors windows in shadow for at least 6 months.

For reference, please see below how a 2 storey extension at the height of the current back return would impact 53 causeway street in the same terms.



Although still very obviously impactful, you can see, this would not be as obtrusive and allow for sunlight to still reach our property and might represent a reasonable variation.

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.