

Our ref: 1854/JN

Your ref:

Date: 21 January 2022

Mr C Thorpe,
Thorpee Limited
1 Waverley Avenue
Farnham
Surrey GU9 8BB

Dear Mr Thorpe,

Corner of School Road and Downing Road, Tilehurst - Revised Development Plans Daylight and Sunlight Statement

You have asked us to provide a brief statement regarding slight amendments to your proposed designs at the above site.

We previously reported on 26 July 2021 and concluded that : -

1.3 Daylight and Sunlight

- 1.3.1 Regarding the surrounding properties, we have noted some isolated transgressions of the BRE guidelines to the windows of the immediately adjacent property at 114 to 116 School Road. Sunlight and daylight distribution within the rooms themselves will, however, remain fine.
- 1.3.2 This is unsurprising for an underdeveloped site such as this, and particularly where the proposed development matches the height and proportions of the surrounding properties.
- 1.3.3 We consider that the potential impact upon this property is considered acceptable. This is because the residual light will remain adequate with the development in place. We have provided additional assessments and images at paragraphs 4.2.20 to 4.2.32 that prove this statement.

The new proposed development is substantially the same save for the block to the rear of the site has been shorted by a metre and it has moved towards 114 to 116 School Road by a metre. The main block to the corner remains the same as far as we can tell.

Given that the changes are at an oblique angle to the kitchen and bedroom (albeit less so) of 114 to 116 School Road, the above conclusion will remain the same. Namely, there will some isolated transgressions to

Jonathan Nash LLB (Hons)/Director T. 0845 052 1146 M. 0770 238 1040 E. j.nash@daylightandsunlight.co.uk



114 to 116 School Road, however, sunlight and daylight distribution within the rooms themselves will remain fine. Also, the residual light to the bedroom will remain at 4x, and the kitchen will remain at 2x the recommended ADF values for rooms of that type.

I trust that will be sufficient.

Yours sincerely

Daylight and Sunlight

Enc.
