

61 TRELLECK ROAD

RESPONSE TO PUBLIC COMMENTS





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December 2021
61 Trelleck Road, Reading, RG1 6EN.

1. INTRODUCTION

1.0 INTRODUCTION

This document has been prepared as a response to public comments for planning application 211860 : 61 Trelleck Road.

The analysis presented in this report is based on 3D models and CAD drawings of the existing development, proposed development and surrounding houses.

The reference methods for calculations were the BRE document second edition 2011 and the BS 8206: Part 2: 1992 section 5.6 (Minimum values of average daylight factor in dwellings).

While those analysis methods and their associated recommendations are used for the analysis in this report, it has to be noted that they are no mandatory regulatory standards.

The skylight and sunlight indicators represent a quantifiable method of study in which before and after scenarios can be seen to meet, or fail to meet, clear guidelines set out in the BRE document.

2. PUBLIC COMMENT

FROM: no. 59 and no. 63 TRELLECK ROAD

From: [Comments, Planning](#)
To: [Jones, Grahame](#)
Cc: [Schofield, James](#)
Subject: 211860 - 59 Trelleck Road
Date: 06 December 2021 07:44:26

Application Number: 211860

Name: Mrs P Norris

Address: 59 Trelleck Road

Reading

RG1 6EN

Comment Type: Observation

Comment: I wish to object most strongly to this application by my next door neighbour.

I list below my main concerns.

This will greatly reduce daylight in my main kitchen and landing windows.

Regarding the Air Source Pump I am concerned about the noise, it is to be positioned near my boundary opposite my back door and will be heard from my garden.

Construction of building to front for purpose of bin & bicycle storage will obscure my view of other vehicles & children when pulling off my drive and I will have to be in the middle of the road before I can assume there are no oncoming vehicles. All properties have open drives and low front walls.

The alteration to the driveway will result in the loss of on road parking space in a road already struggling with parking due to one side of the road not having driveways.

The proposed development is not in keeping with other properties in the street.

The disruption caused by this will not only be the noise and dust but the logistics of large vehicles making deliveries and contractors vehicles blocking the road.

From: [Comments, Planning](#)
To: [Jones, Grahame](#)
Cc: [Schofield, James](#)
Subject: 211860 - 63 Trelleck Road
Date: 08 December 2021 14:20:51

We object to the planning application number :211860 ,

The reason being that the front is not in keeping with the rest of the cul-de-sac.

As the property is joining our's 63 Trelleck Road. We feel that it could devalue our property .

Thank you .

Alan & Mary Absolom.

63 Trelleck Road.

Reading

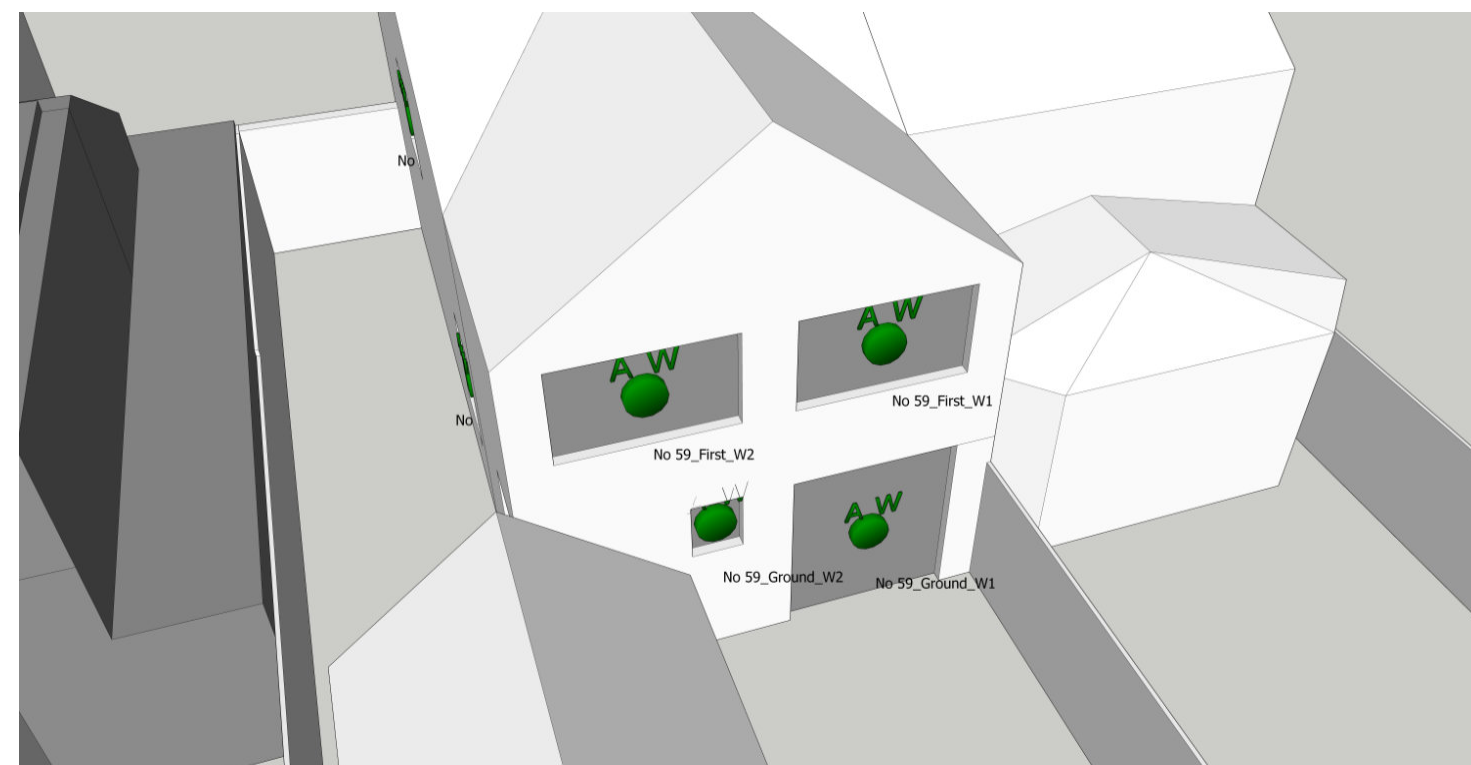
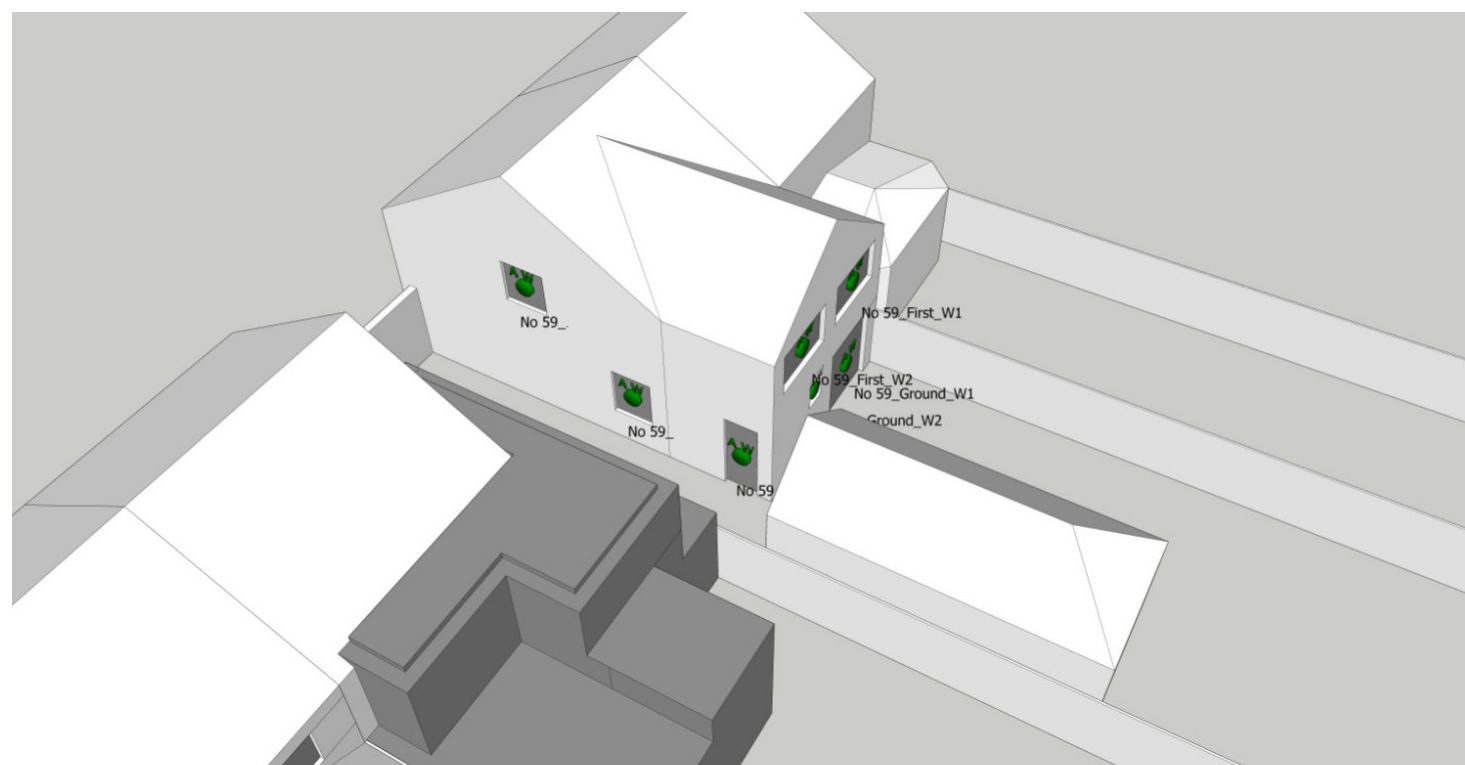
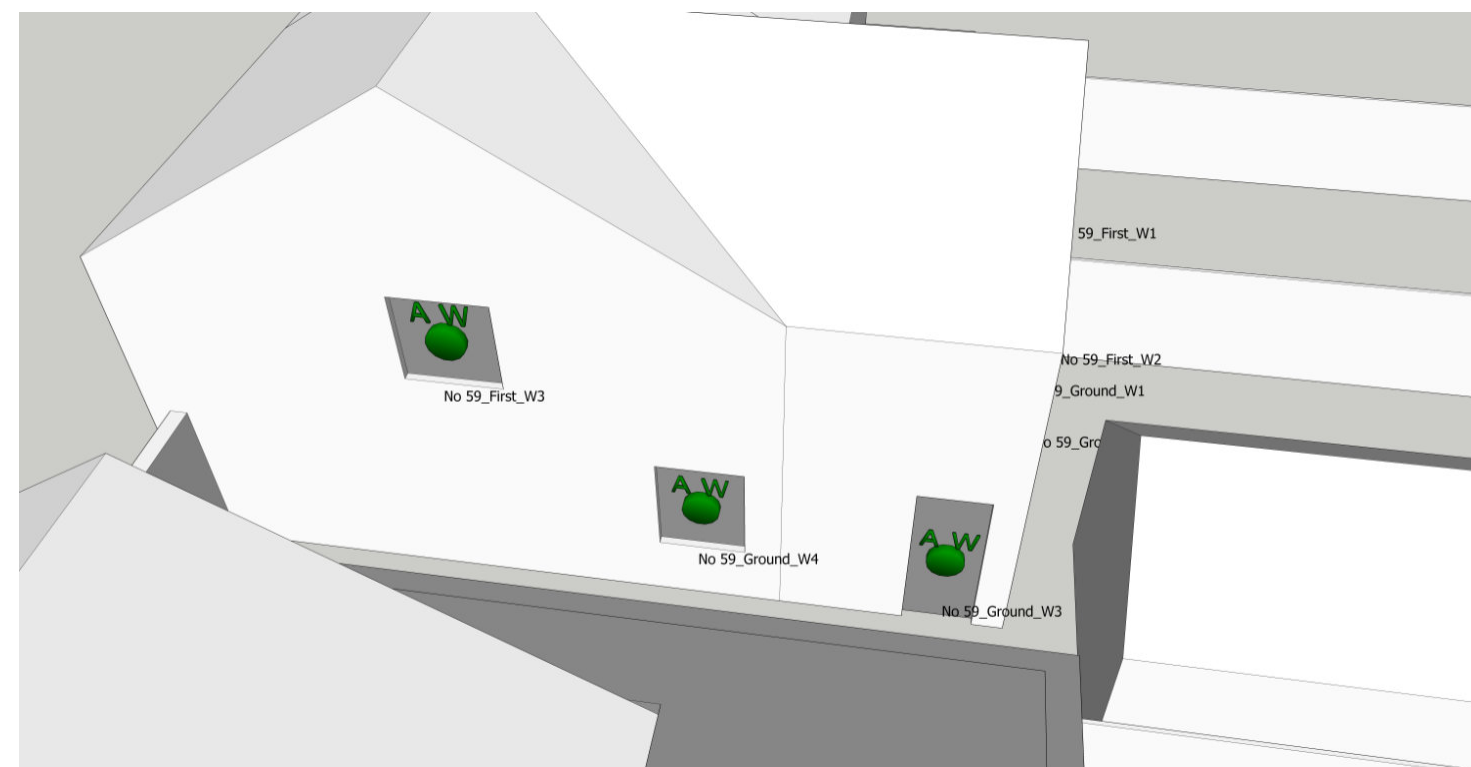
Berks.

RG1 6EN.

3. RESPONSE TO PUBLIC COMMENTS

In regards to the objections raised by 59 Trelleck Road The below demonstrates that the proposed extension is in line with current accepted planning guidance.

3.1 Daylight reduction to Kitchen and Landing window it is within the accepted guidance of BRE second edition 2011: all values of the proposed development are above 80% of the existing values as demonstrated below.



Daylight analyses model in accordance with BRE guidance.

3.1.1 VERTICAL SKY COMPONENT

Vertical sky component (VSC) is a ‘spot’ measure of the skylight reaching the mid-point of a window from an overcast sky. It represents the amount of visible sky that can be seen from that reference point, from over and around an obstruction in front of the window. That area of visible sky is expressed as a percentage of an unobstructed hemisphere of sky, and, therefore, represents the amount of daylight available for that particular window. As it is a ‘spot’ measurement taken on the outside face of the window, its shortcoming is that it takes no account of the size or number of the windows serving a room, or the size and layout of the room itself.

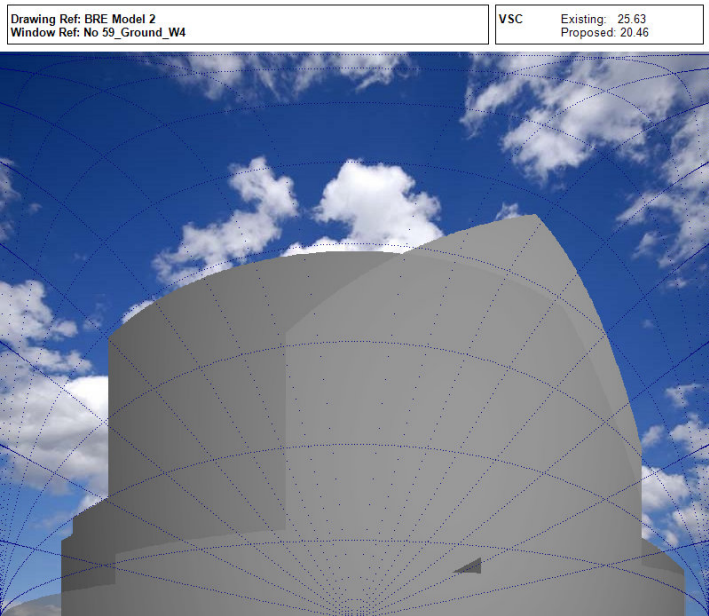
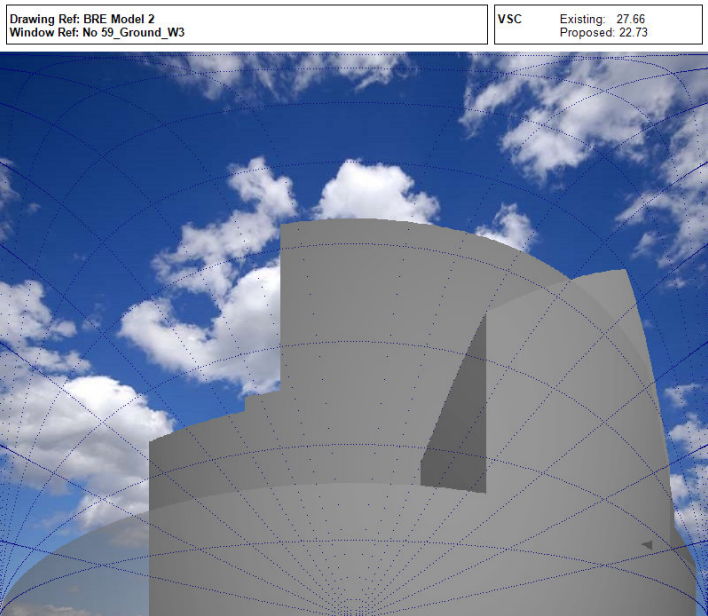
Determining a material impact

For existing buildings, the Building Research Establishment (BRE) guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall. The BRE guidelines state that if the VSC at the centre of a window is more than 27% (or if not, then it is more than 80% of its former value), then the diffuse daylighting of the existing building will not be adversely affected.

It should, nevertheless, be noted that the 27% VSC target value is derived from a low density suburban housing model. The independent daylight and sunlight review states that in an inner city urban environment, VSC values in excess of 20% should be considered as reasonably good, and that VSC in the mid-teens should be acceptable. However, where the VSC value falls below 10% (so as to be in single figures), the availability of direct light from the sky will be poor.

DETERMINING A MATERIAL IMPACT

With respect to the reduction factor, it should also be noted that whilst BRE guidelines state that a 20% reduction is the threshold for a materially noticeable change, the independent daylight and sunlight review sets out that given the underdeveloped nature of the site relative to its context, this percentage reduction should be increased to 30%, with and upper threshold of 40%.



Building Name	Floor Name	Window Name	Window Id	VscExisting	VscProposed	Pr/Ex	Meets BRECriteria	Window Orientation
No 59	First	W1	5	39.62	39.615589	1	YES	156°
No 59	First	W2	6	39.62	39.613268	1	YES	156°
No 59	First	W3	7	31.261418	30.519704	0.98	YES	246°
No 59	Ground	W1	1	38.856309	39.409983	1.01	YES	156°
No 59	Ground	W2	2	39.477538	39.363476	1	YES	156°
No 59	Ground	W3	3	27.663504	22.725862	0.82	YES	246°
No 59	Ground	W4	4	25.628259	20.456224	0.8	YES	246°

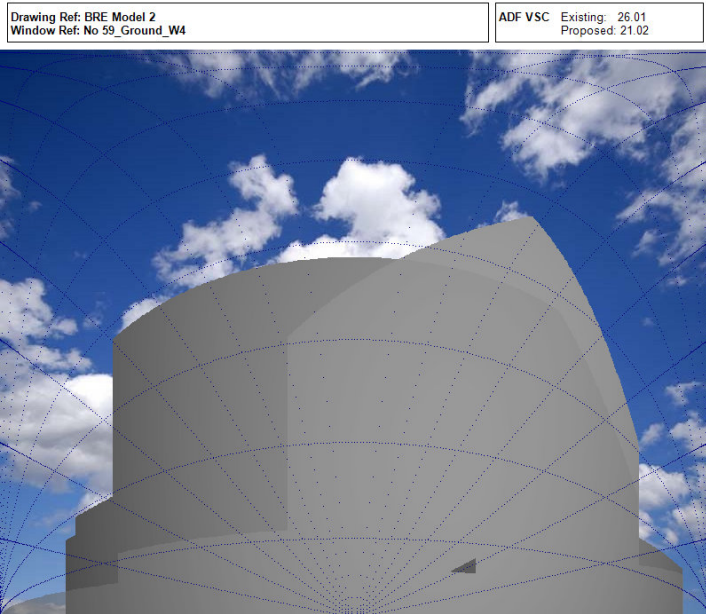
3.1.2 AVERAGE DAYLIGHT FACTOR

Average daylight factor (ADF) is a measure of the adequacy of diffuse daylight within a room, and accounts for factors such as the size of a window in relation to the size of the room; the reflectance of the walls; and, the nature of the glazing and number of windows. Clearly a small room with a large window will be better illuminated by daylight than a large room with a small window, and the ADF measure accounts for this.

Determining a material impact 8 BRE guidelines confirm that the acceptable minimum ADF target value depends on the room use. That is 1% for a bedroom, 1.5% for a living room and 2% for a family kitchen. In cases where one room serves more than one purpose, the minimum ADF should be that for the room type with the higher value. Notwithstanding this, the independent daylight and sunlight review states that, in practice, the principal use of rooms designed as a ‘living room/kitchen/dining room’ is as a living room. Accordingly, it would be reasonable to apply a target of 1.5% to such rooms.

DETERMINING A MATERIAL IMPACT

With respect to the reduction factor, it should also be noted that whilst BRE guidelines state that a 20% reduction is the threshold for a materially noticeable change.



Building Name	Floor	Room Use	Window Ref	Glass Trans.	Glazed Area	Clear Sky Ex	Clear Sky Pr	Room Area	Av. Surface Ref.	Below Working Plane Factor	ADF Ex	ADF Pr	Pr/Ex	Meets BRE Criteria
No 59	Ground	Kitchen	W4	0.68	1.232	62.727498	54.452763	4.12	0.5	1	1.5613	1.35536		
											1.5613	1.35536	0.86808	YES

3.1.3 NO-SKY LINE

No-sky line (NSL) is a measure of the distribution of diffuse daylight within a room. The NSL simply follows the division between those parts of a room that can receive some direct skylight from those that cannot. If from a point in a room on the working plane (a plane 850mm above the floor) it is possible to see some sky then that point will lie inside the NSL contour. Conversely, if no sky is visible from that point then it would lie outside the contour.

Where large parts of the working plane lie beyond the NSL, the internal natural lighting conditions will be poor regardless of the VSC value, and where there is significant movement in the position of the NSL contour following a development, the impact on internal amenity can be significant.

DETERMINING A MATERIAL IMPACT

When comparing the NSL for existing buildings against that proposed following development, BRE guidelines state that if the no-sky line moves so that the area of the existing room which does receive direct skylight is reduced to less than 0.8 times its former value, then this will be noticeable to the occupants, and more of the room will appear poorly lit.

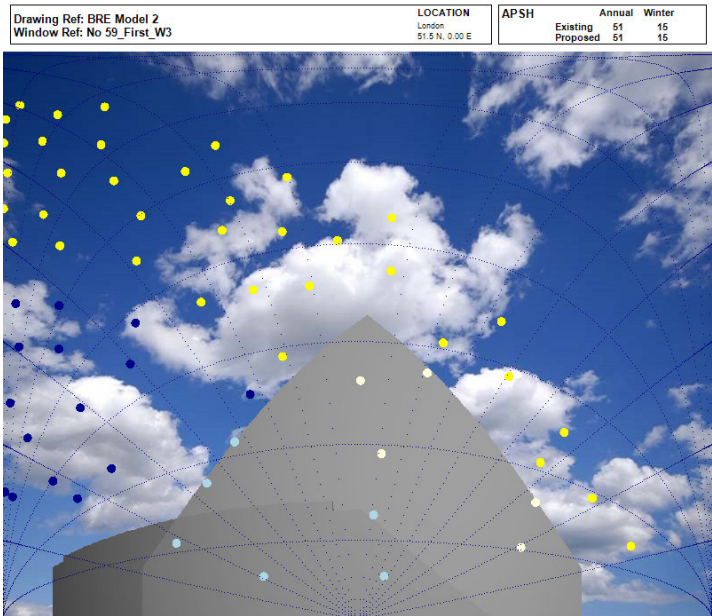
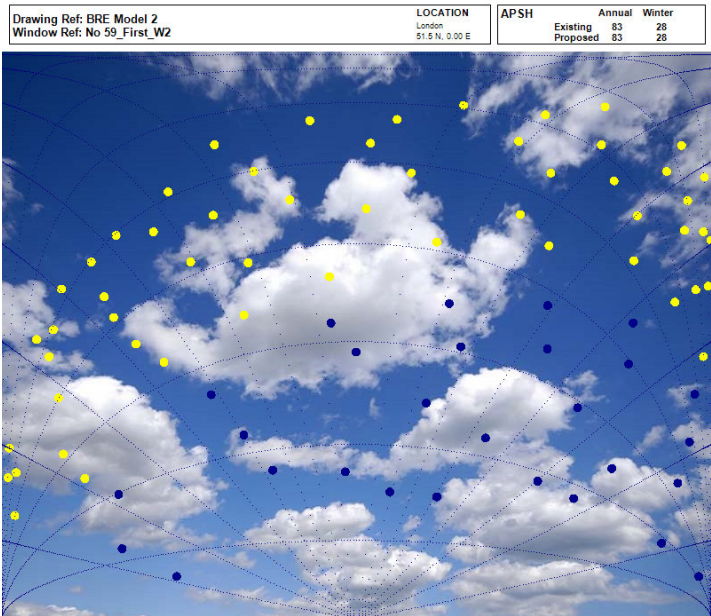
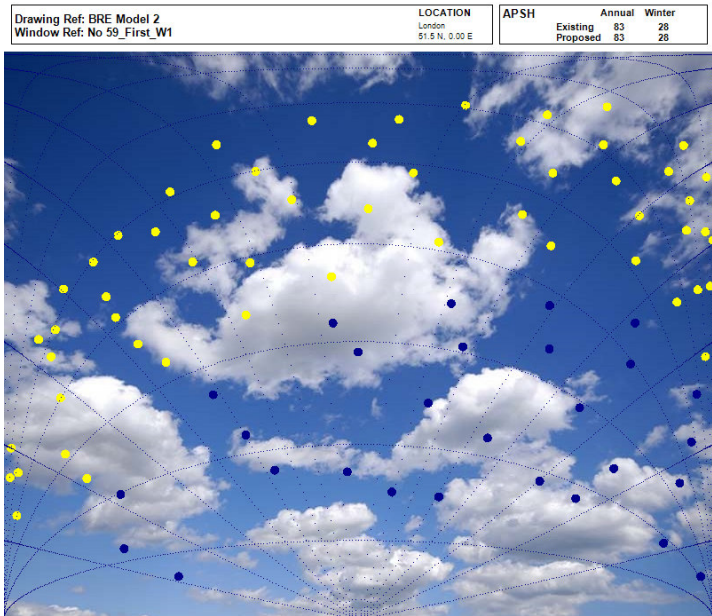
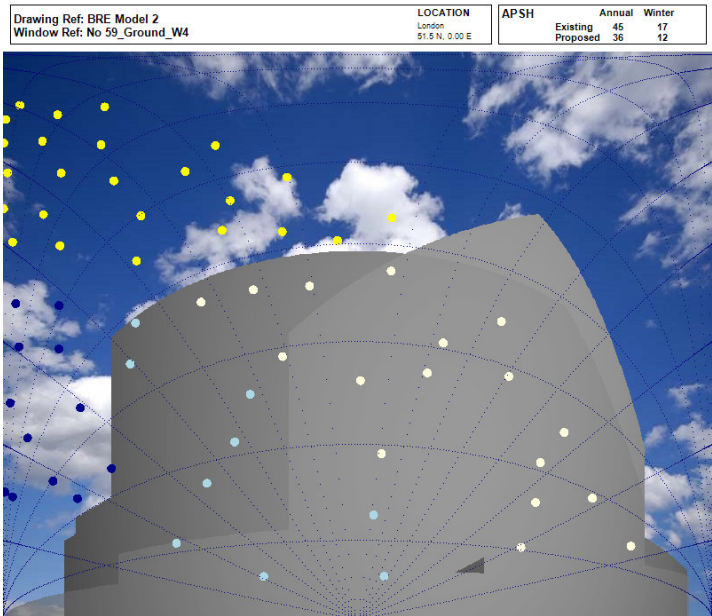
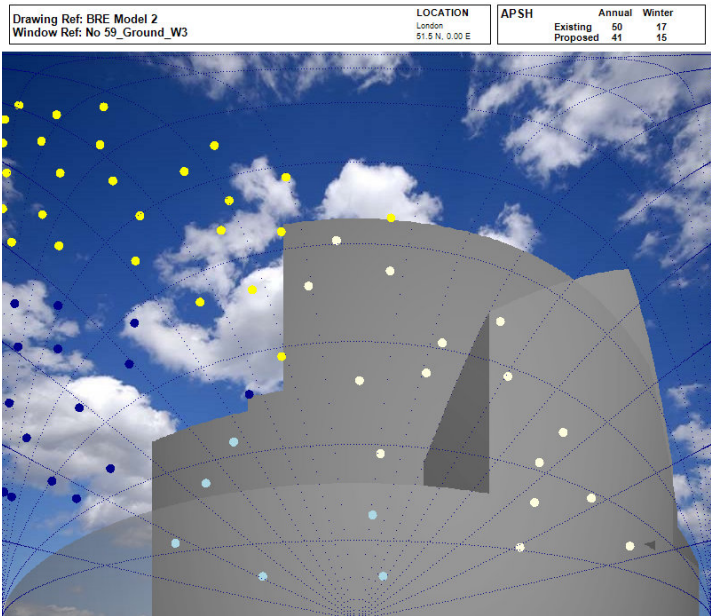
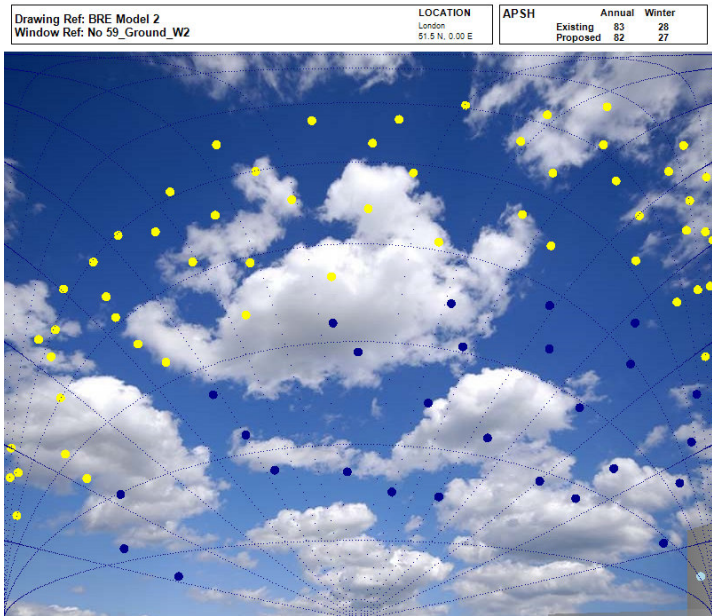
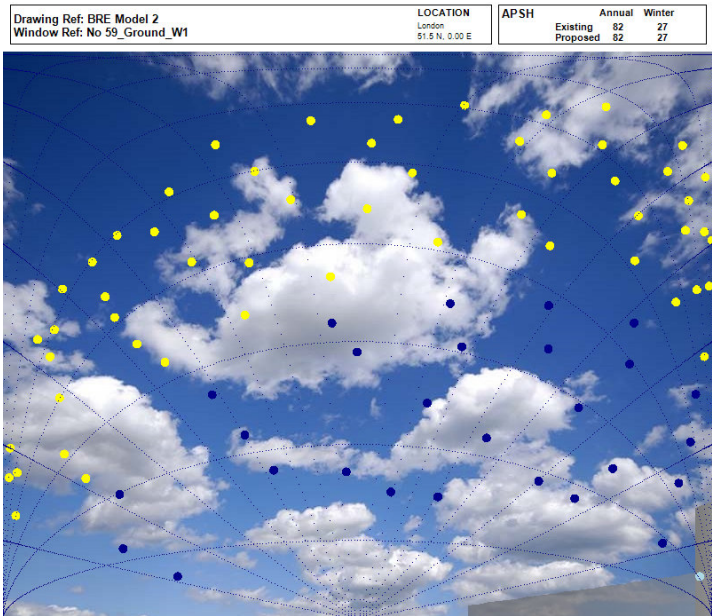
Building Name	Floor Name	Room Name	Room Use	Room Area	Lit Area Ex	Lit Area Pr
No 59	Ground	R1	Kitchen	7.133885	7.127552	7.133885

3.1.4 ANNUAL PROBABLE SUNLIGHT HOURS

Annual probable sunlight hours (APSH) is a measure of sunlight that a given window may expect over a year period. The BRE guidance recognises that sunlight is less important than daylight in the amenity of a room and is heavily influenced by orientation. North facing windows may receive sunlight on only a handful of occasions in a year, and windows facing eastwards or westwards will only receive sunlight for some of the day. Therefore, BRE guidance states that only windows with an orientation within 90 degrees of south need be assessed.

DETERMINING A MATERIAL IMPACT

BRE guidance recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter. Where the proposed values fall short of these, and the loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period.



BuildingName	FloorName	Window Name	Window Id	Window O	Annual Ex	Annual Pr	Pr/Ex	Meets BRECriteria	Winter Ex	Winter Pr
No 59	First	W1		5 156°	83	83	1	YES	28	28
No 59	First	W2		6 156°	83	83	1	YES	28	28
No 59	First	W3		7 246°	51	51	1	YES	15	15
No 59	Ground	W1		1 156°	82	82	1	YES	27	27
No 59	Ground	W2		2 156°	83	82	0.99	YES	28	27
No 59	Ground	W3		3 246°	50	41	0.82	YES	17	15
No 59	Ground	W4		4 246°	45	36	0.8	YES	17	12

3.2 AIR SOURCE HEAT PUMP

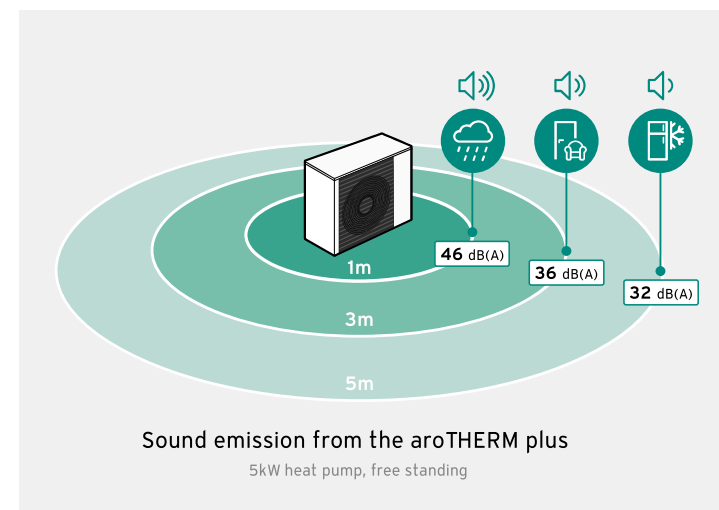
Air source heat pumps extract thermal energy (heat) from the outside air and convert this into heating and hot water for your home.

They are designed to work in cold temperatures and are suitable for a range of homes, from a small apartment* to a large detached property. The heat pump needs to be located outside the property: it's very quiet in operation, being no louder than a domestic fridge.

The air source heat pump has also been moved from the roof to a wall mounted position in the back garden and has been encased in an acoustic casing as per Site plan SP 1.0

3.3 BIN, CYCLE STORE AND PARKING

Bin and cycle store has been moved on the left hand side of the drive. The exiting position of the drive has been retained, on road parking spaces will not be affected. Viability splay are over 43m.



Site Plan SP 01

3.4 VISUAL IMPACT

The proposed designed has been considered in relations to the other properties on the street.

The first floor extension is finished in vertical timber cladding found on several houses on Trelleck Road: No 16, No 18, No 24, no 26.

The front elevation has minimal alterations to window openings and finishes have been retained mostly as exiting. The proposed render colour to first floor will match the colour of the existing pebbledash. Corten steel has been introduced as an accent material to trims around the opening and has a minimal visual impact. The corten steel colour will generally match the colour of the red brown brickwork of the sou-rounding houses.

The garage conversion window has in front timber privacy panel designed to simulate an horizontal clad garage door. Please see Illustrative visual IV 01.

This alterations have minimal impact on the overhaul design of the front elevation and it is respecting the development pattern found on Trelleck road.

The bin and Cycle store is designed to improve the landscape aspect of the street and provide an enclosed storage for the unsightly bins of the left in front of the houses.



Front Illustrative visual IV 01.



Corten steel colour



No.65 brickwork colour



Timber cladding finish at No.24, No.26 Trelleck Road



Timber cladding finish at No.16, No.18 Trelleck Road

4. CONCLUSIONS

4.0 CONCLUSIONS

The proposed design is rooted in the present but expresses the history of the place and the passage of time using beautiful, ageing, and traditional materials. The extensions emphasises honest materiality and craft, and the relation between indoor and outdoor space, through carefully selected, tactile, and handcrafted finishes.

The proposed design is considered in relation to the street development pattern, colours and finishes minimising the impact on the surrounding street.

The proposed alterations to the existing house will improve the overall thermal and energy efficiency of the old house and it will represent a step forward in achieving a net zero carbon footprint.

The proposed design will improve the street scene and increase the value of the surrounding properties.

