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Dear Sirs,

27-32 Market Place & 173-175 Friar Street – Daylight, Sunlight and Shadowing

Further to instructions received we have reviewed the revised scheme drawings provided by NORR Consultants Limited for the Friar Street development site and compared these against those Rodic Davidson Architects drawings considered within a previous DPR reporting dated February 2018 on daylight & sunlight and also May 2018 for shadowing.

The revised scheme by NORR as illustrated in their Pre-Application Document dated August 2020 also illustrates in a dashed red line the outline of the previous planning application upon which the DPR previous reporting was based.

The dashed red line on the drawings illustrate that the current proposals have generally reconfigured the massing of the upper levels 04 to 07 and also that the development has reduced in height overall as can be seen on the section and elevation drawings provided.

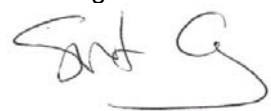
On review of the previous daylight, sunlight and shadow reporting there was only a single isolated and minor infringement to neighbouring residential amenity of the daylight criteria whilst the sunlight and shadowing criteria were fully compliant with the BRE Guidance Paper 209 'Site Layout Planning for Daylight & Sunlight. A Guide to Good Practice'.

It is clear therefore, that the current proposals have reduced in scale when compared to the previous scheme considered and so it follows that the current reduced massing scheme will also have a reduced impact on the neighbouring residential amenity in daylight, sunlight and shadowing terms. It is not immediately clear that the revised proposals will remove the single previous infringement of the daylight criteria but certainly the effects on neighbours overall will reduce as a result of these revised proposals.

Therefore, the current scheme proposals by NORR Consultants Limited will generally recognise and observe the intentions of Local Planning Policy and BRE Guidance 209 in daylight, sunlight and shadowing terms.

I trust this is sufficient for application purposes but please do not hesitate to contact me if you require anything further.

Kind regards



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