

DAYLIGHT AND SUNLIGHT STATEMENT

245 Oxford Road Reading RG1 7PJ (Lower Ground Floor)

Planning reference number: **200850/FUL & 200851/LBC**

26 May 2021

This statement is prepared for the above address on behalf of Mr Roger Fleming.

INTRODUCTION

The existing maisonette (ground and lower ground floors are connected via an internal staircase), the two floors have their own independent accesses from the front and from the rear. As each floor enjoys generous floor areas, it is proposed that this maisonette be converted to two, 2 bedroom flats. One at ground floor and another two bedroom flat at lower ground floor.

Existing layout of the Lower ground floor is as such that the kitchen and the bathroom are located on the south side. The proposal is to locate the two bedrooms where the existing kitchen and bathroom are. This allows the bedrooms to have access to daylight/sunlight and also at the end of the flats there would be far less noise from Oxford Road.

SUNLIGHT AND DAYLIGHT TO EXISTING SOUTH FACING ROOMS

The following two photographs show the lower ground floor south facing windows.

They convey that the proposed rear bedrooms will benefit from direct sunlight.



Figure 1:
This photograph shows the extent of sunlight that can reach the south facing lower ground floor proposed bedroom. This photograph was taken in July 2020 at 16:40



Figure 2:
This photograph also shows the amount of natural light and the depth that it can reach in the lower ground floor room through the window. This photograph was also taken in July 2020 at 16:40.



Figure 3:
This photograph shows the extent of sunlight that can reach the south facing lower ground floor proposed bedroom through a glazed door. This photograph was taken in July 2020 at 16:40



Figure 4:
This photograph shows the front entrance door and how much daylight can reach in the lower ground floor room through the partially glazed door. This photograph was also taken in July 2020 at 16:40.

Figures 1 and 2 are the south facing windows, figure 3 is also south facing but is a partially glazed door. Also as shown above, the front and rear doors of the basement are glazed; this further helps the internal spaces to benefit from natural daylight and even sunlight. The above doors will be replaced with similar doors.

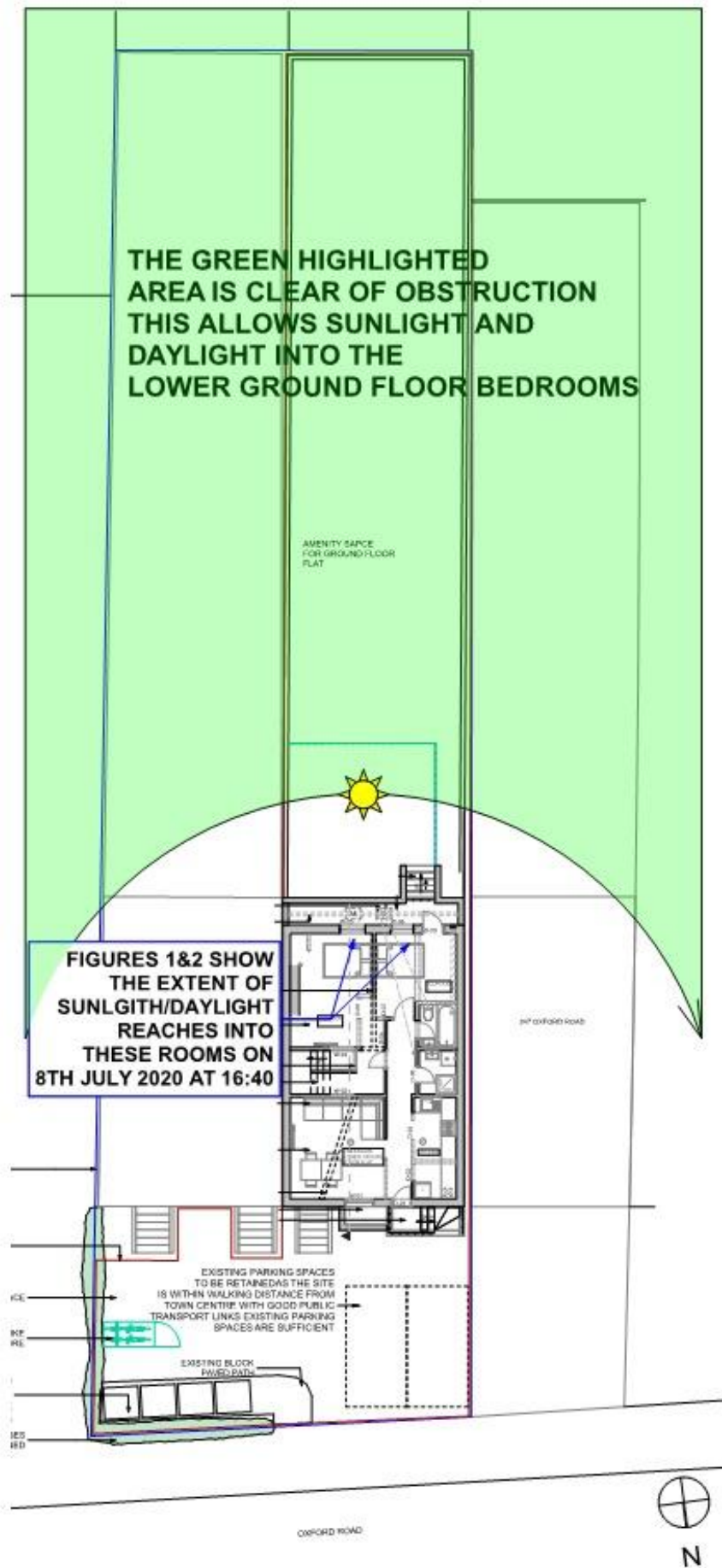


Figure 3: Proposed lower ground floor plan

NO OBSTRUCTION TO SOUTH FACING LOWER GROUND FLOOR WINDOWS

Sunlight can penetrate into the lower ground floor rooms as there are no obstructions in the rear garden or beyond as shown in the above proposed floor plan. A combination of south facing windows and a low wall of the light well allow daylight/sunlight to reach a great depth into the lower ground floor bedrooms (please see above figures 1,2&3) .

CONCLUSION

We hope that this statement with its photographs and the floor plan are sufficient to demonstrate that plenty of daylight /sunlight reaches deep into the basement rooms to enhance these spaces and more importantly enhances the quality of life.

Moreover, It is worth mentioning that the lower ground floor has always been a habitable space, as shown in the above photographs.

We hope that this planning application is supported and consent is granted as this proposal is no different to the one that was granted permission in July 2016 (141374) .