

DAYLIGHT AND SUNLIGHT STATEMENT

Proposed New Detached Dwelling Land at Oxford Road, Tilehurst, Reading, RG31 6TH

This statement has been prepared in support of the proposed dwelling and addresses the daylight and sunlight considerations associated with the development.

The site is located within an established woodland setting and is characterised by mature trees, existing neighbouring development and the presence of the nearby railway corridor. The proposal has been carefully designed to respond to these constraints whilst ensuring that the future occupier of the dwelling benefits from acceptable levels of daylight and sunlight.

The proposed dwelling is positioned within a more open part of the site and incorporates large areas of glazing to the principal living spaces, including full-height glazing to the main kitchen, dining and living area, together with lantern roof glazing.

The principal habitable rooms are located on the ground floor and have been orientated to maximise available daylight, sunlight and views through the retained woodland. Large, glazed openings are proposed to the south and east-facing elevations, with additional windows carefully located within the north-facing elevation. This arrangement provides a triple-aspect outlook to the principal living areas and ensures good levels of natural daylight and sunlight throughout the day. This is further enhanced by the lantern rooflight, which will bring daylight deeper into the kitchen and dining area.

The ground and first-floor bedrooms and the proposed top-floor home working space benefit from glazed double doors facing north. This elevation has a clear vista and provides good levels of unobstructed daylight. North light is often particularly beneficial for bedrooms and home offices because it is softer and more consistent throughout the day, without excessive glare or harsh shadows.

The accessible bathroom is dual aspect, with one window facing north and a second facing west. The combination of these aspects will provide good levels of natural lighting.

The hallway and ground-floor staircase area benefit from a glazed full-height panel adjacent to the entrance door on the south elevation together with a partial west-facing window to the staircase, providing good levels of natural daylight for a circulation space.

The first-floor stairwell is triple aspect, with a glazed door on the east elevation and additional south and west-facing windows.

The stairwell serving the top-floor office is also triple aspect, with a tall, glazed screen on the east elevation together with south and west-facing windows. Natural light to this area is further enhanced by a west-facing rooflight.

The building has been designed with a relatively compact footprint and narrow form. This reduces the extent of overshadowing across the site and limits impacts on surrounding retained trees and neighbouring properties.

The principal external amenity areas associated with the dwelling will also benefit from sunlight at different times of the day due to the more open southern and western parts of the plot. Whilst retained trees will inevitably create some seasonal shading, this is an established and positive characteristic of the woodland setting which future occupiers would reasonably expect. The site is not heavily enclosed by surrounding built form and the main source of shading is existing vegetation rather than the proposed dwelling itself.

Whilst some filtering of sunlight will inevitably occur because of the retained woodland canopy, this is an established characteristic of the site and contributes positively to the woodland setting and visual character of the area. The house has been positioned within a more open part of the site to minimise overshadowing from retained trees. Future occupiers would reasonably expect a more enclosed and wooded environment compared to a typical suburban plot.

The proposal would not introduce any materially harmful overshadowing impacts to neighbouring residential properties. The scale and position of the building remain modest in relation to nearby development and the ridge height has been set below that of the neighbouring Lippincote Court flats. The proposed ridge height is approximately 600mm lower than the neighbouring flats and the eaves height broadly aligns with them. This helps

ensure that the building sits comfortably within its context and does not create any undue loss of light to neighbouring occupiers.

Overall, it is considered that the proposal provides acceptable levels of daylight and sunlight for future occupiers whilst avoiding any material adverse impact on neighbouring properties. The proposal therefore accords with the aims of Reading Borough Council policies relating to residential amenity and design quality, including Policies EN14, CS28 and CS38.