

H84 DAS

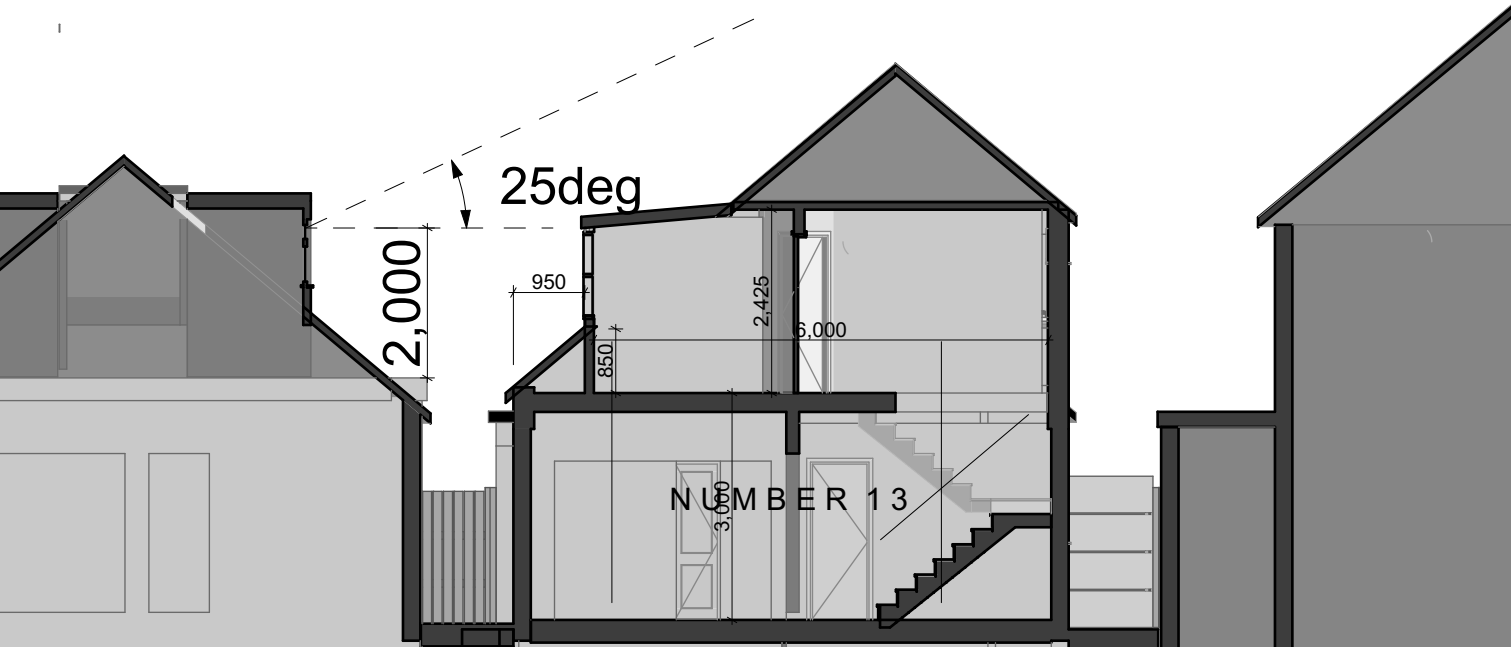
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Amenity space and car parking: The existing rear garden space amounts to 94sqm. Removal of the temporary garden shed increases this to 99.5sqm. The amenity space required by HDAS for a 3 bedroom house is 60sqm and for 4 bedrooms or more is 100sqm. Parking spaces will be provided for two cars . The hardstanding will be achieved with porous blockwork or other suitable surface linked with a rainwater attenuation chamber.

Landscaping: The existing hedges, fences and walls will be retained and additional tall shrubs and trees will be added to complement privacy.

Daylight and sunlight: The house will, because of the east/west aspect, be assured of good sunlight and daylight in habitable rooms and gardens whilst their positioning on site also ensures no significant loss of light to the neighbouring properties . The Building Research Establishment's report ' Site Layout Planning for Daylight and Sunlight 1991 ' recommends that suitable daylight to habitable rooms is achieved where a 25 ° vertical angle taken from a point 2 metres above the floor of the fenestrated, elevation is kept unobstructed.

The only window that might be affected (but is not) is the first floor window of number 11 as shown below



SUNLIGHT AND DAYLIGHT

moreover this window is not part of a habitable room but is in fact a bathroom as permitted by planning consent for a roof conversion dated 2015 - **14861/APP/2015/35**