

Right of Light Consulting

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Ben Kelly
Atlas Planning Group
Bodenham
Sailsbury
Wiltshire
SP5 4EN

29 March 2018

Dear Mr Kelly

BRE Daylight and Sunlight – 28 Acacia Avenue, Ruislip HA4 8RG

Following provision of our BRE Daylight and Sunlight (Neighbouring Properties) study dated 8 March 2017, we understand concern has been raised over the impact of the proposal on its neighbouring properties. In particular, the impact on the side elevation window at No. 30 Acacia Avenue (window 64 which has been confirmed to serve a bedroom and not a hallway as considered originally).

I have reviewed the latest design drawings for the scheme prepared by Makespace Architects (see drawings enclosed). I have compared these drawings to the ones listed in section 2.1.1 of our report and also our proposed cutback feedback provided on 27 July 2017 (cutback image of original design also enclosed).

I can confirm that the changes shown on the revised drawings follow the proposed cutback advice provided (which aims at achieving BRE daylight/sunlight compliance with all neighbouring windows – including window 64). The revised proposed development will therefore have a low impact on the light receivable by its neighbouring properties and satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'. I am therefore of the opinion that there is no daylight/sunlight related reason why planning permission should not be granted for the scheme.

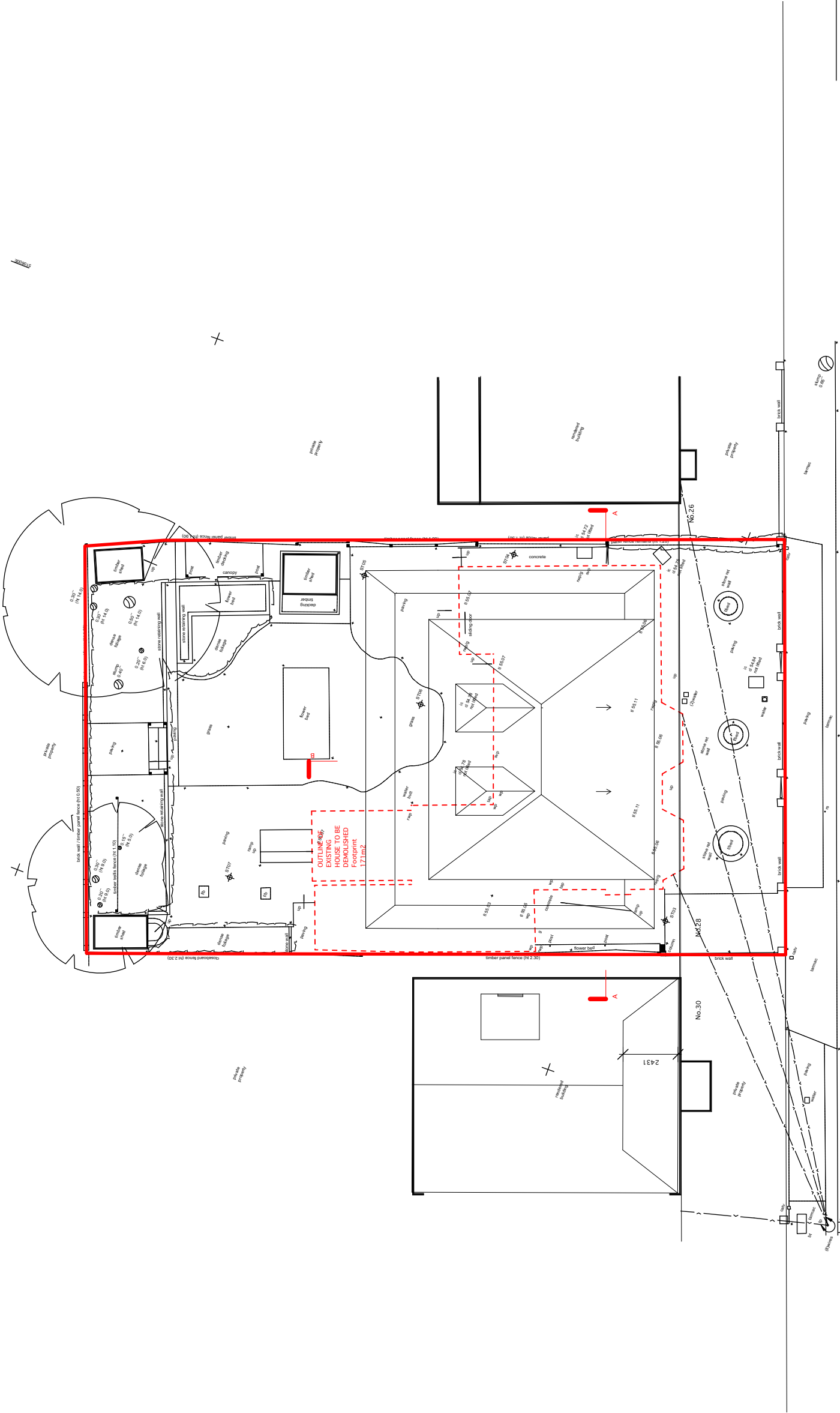
I hope the above is useful, please do not hesitate to come back to me if you require any further assistance with the project.

Yours sincerely,



Anthony James Fawell B.Sc. (Hons)

Enc. Proposed revised plans & cutback diagram



BLOCK PLAN OF NEW HOUSES OVER EXISTING SITE
SITE AREA 562m2

Rev.	Date	Notes	By
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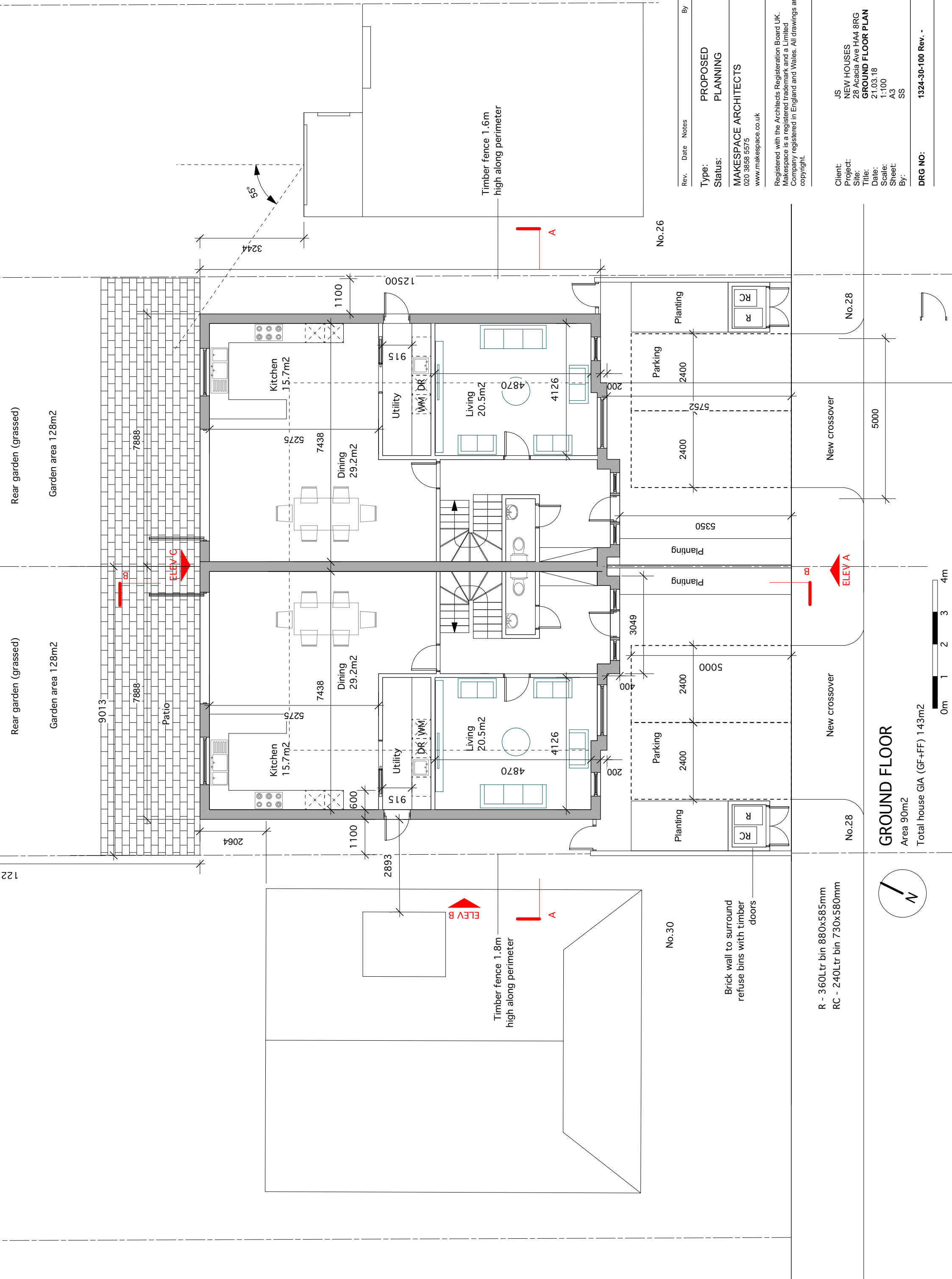
Type:	PROPOSED
Status:	PLANNING

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Client:	JS
Project:	NEW HOUSES
Site:	28 Acacia Ave HA4 8RG
Title:	SITE PLAN
Date:	21.03.18
Scale:	1:200
Sheet:	A3
By:	SS

DRG NO:	1324-30-001 Rev. -
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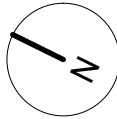
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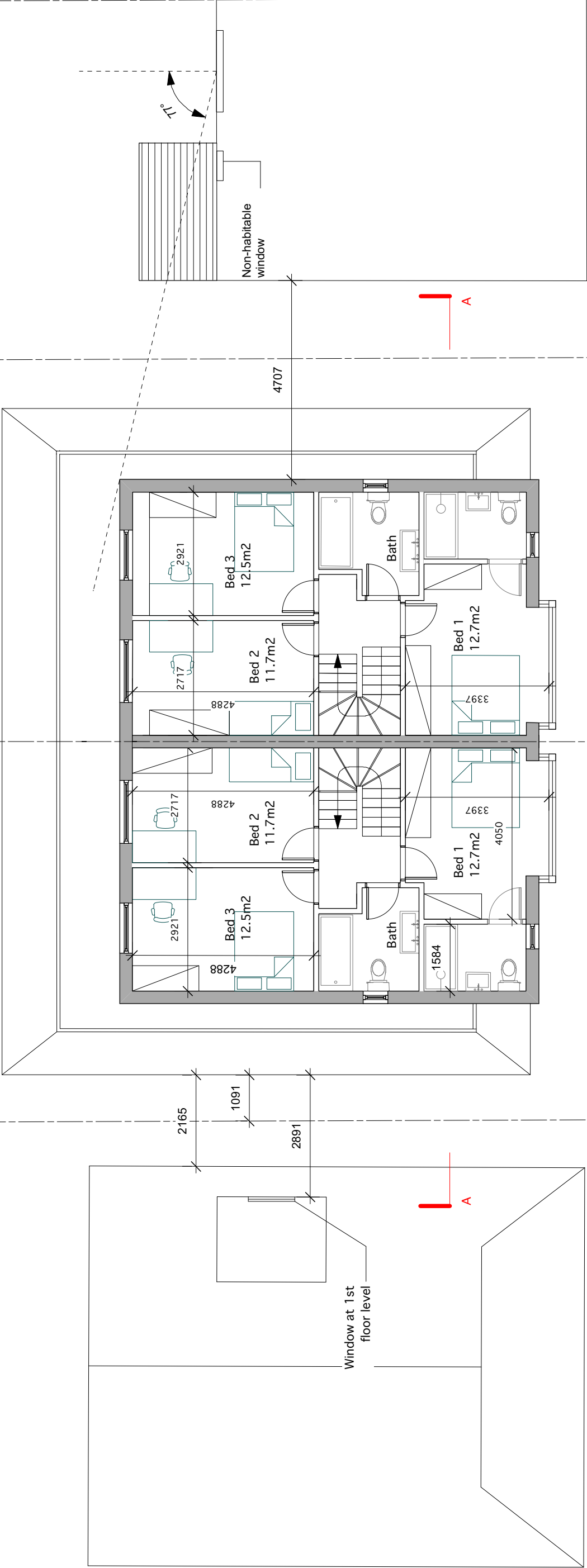
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Project:	NEW HOUSES
Site:	28 Acacia Ave HA4 8RG
Title:	GROUND FLOOR PLAN
Date:	21.03.18
Scale:	1:100
Sheet:	A3
By:	SS
DRG NO:	1324-30-100 Rev. -

GROUND FLOOR

Area 90m²

Total house GIA (GF+FF) 143m²



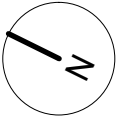


No.30

No.28

No.26

FIRST FLOOR
Area 53m2



Rev.	Date	Notes	By
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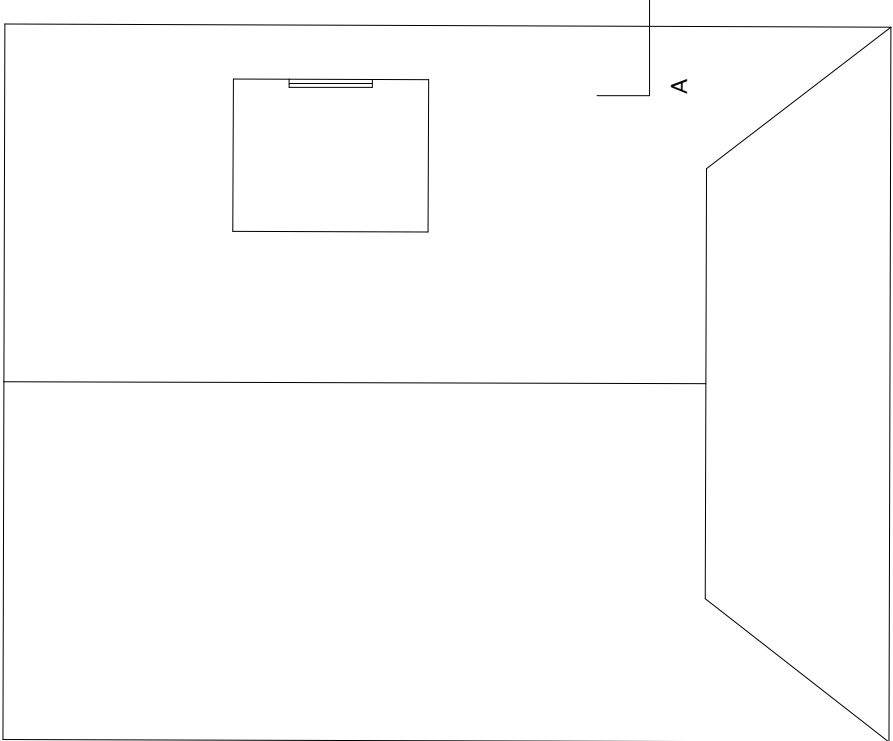
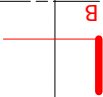
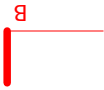
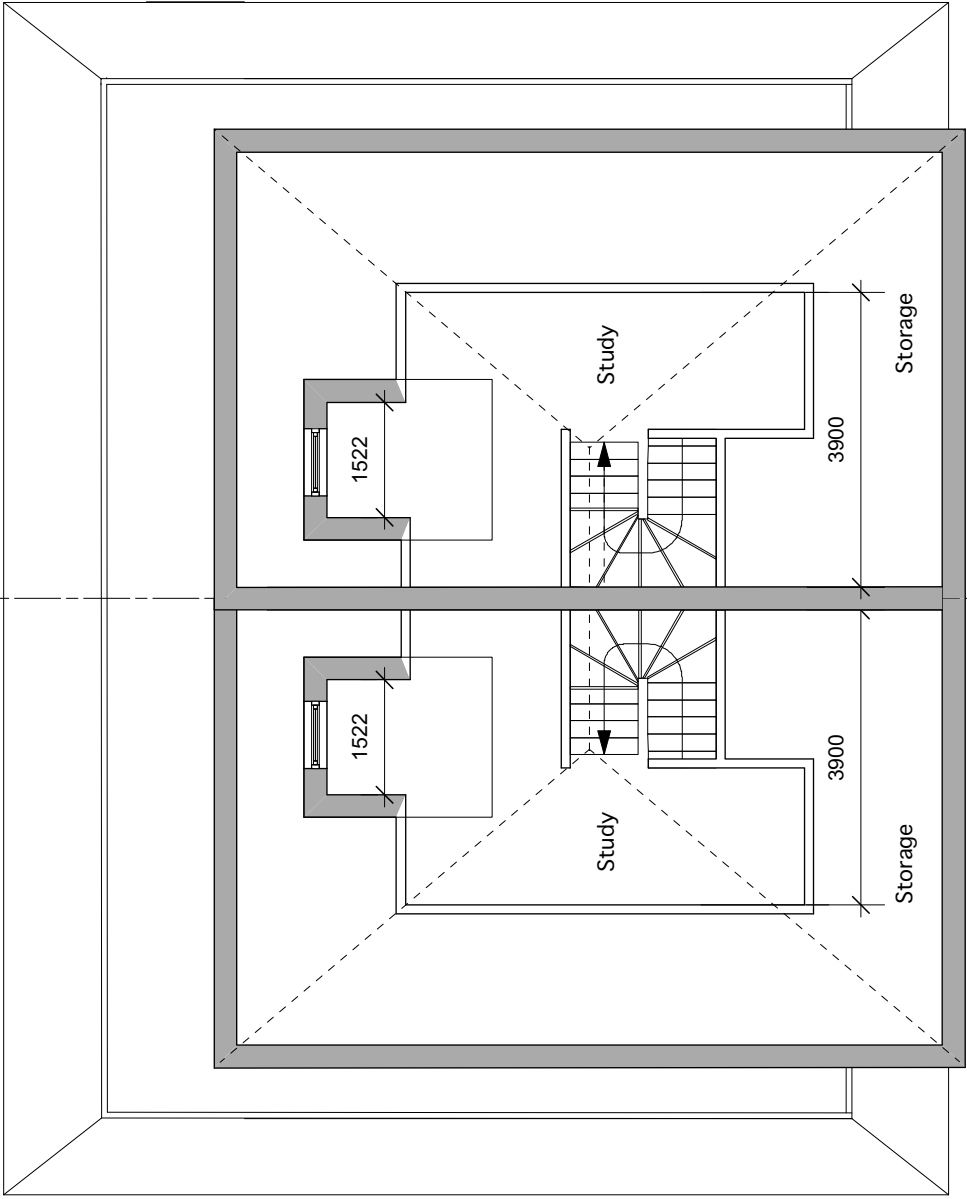
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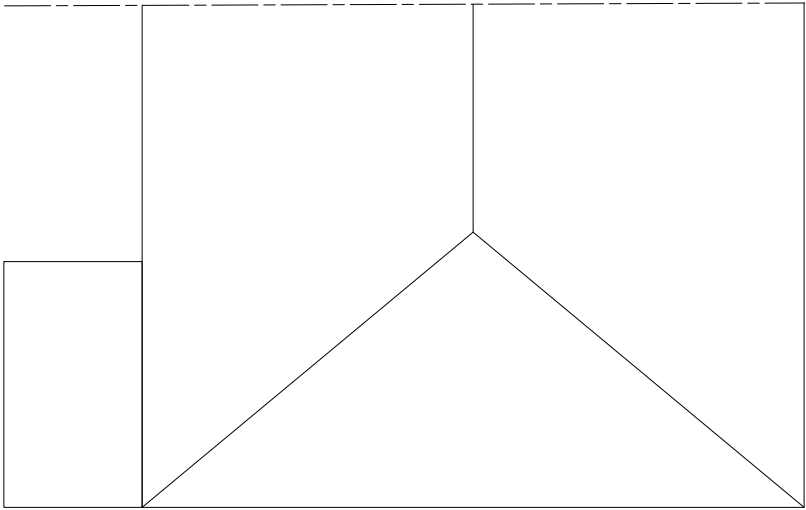
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Client: JS
Project: NEW HOUSES
Site: 28 Acacia Ave HA4 8RG
Title: FIRST FLOOR PLAN
Date: 21.03.18
Scale: 1:100
Sheet: A3
By: SS

DRG NO: 1324-30-102 Rev. -



No.30



No.26

Rev.	Date	Notes	By
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Type: PROPOSED
Status: PLANNING

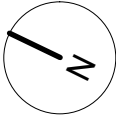
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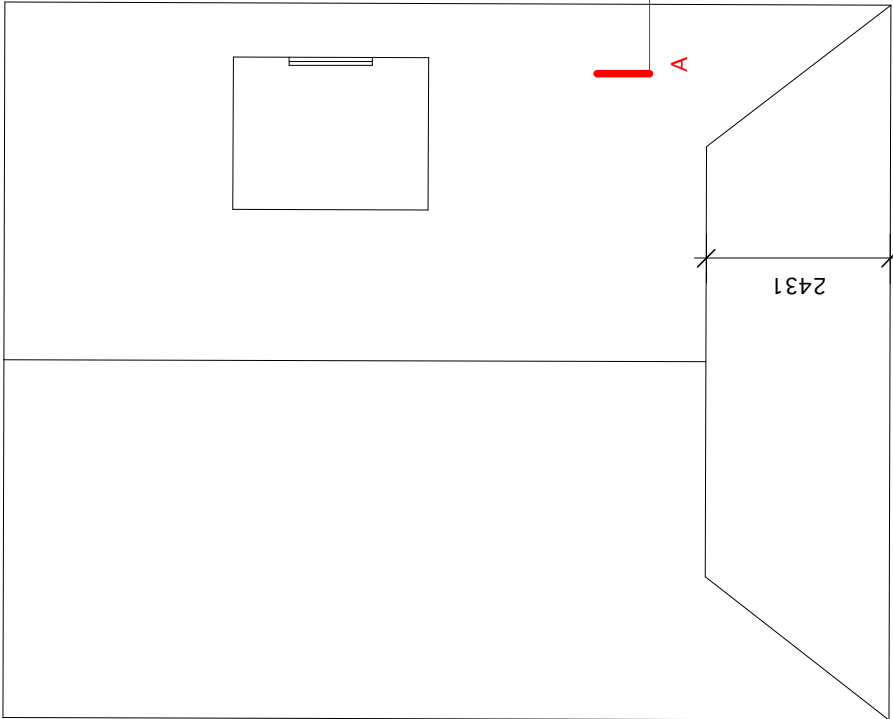
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Client: JS
Project: NEW HOUSES
Site: 28 Acacia Ave HA4 8RG
Title: LOFT FLOOR PLAN
Date: 21.03.18
Scale: 1:100
Sheet: A3
By: SS

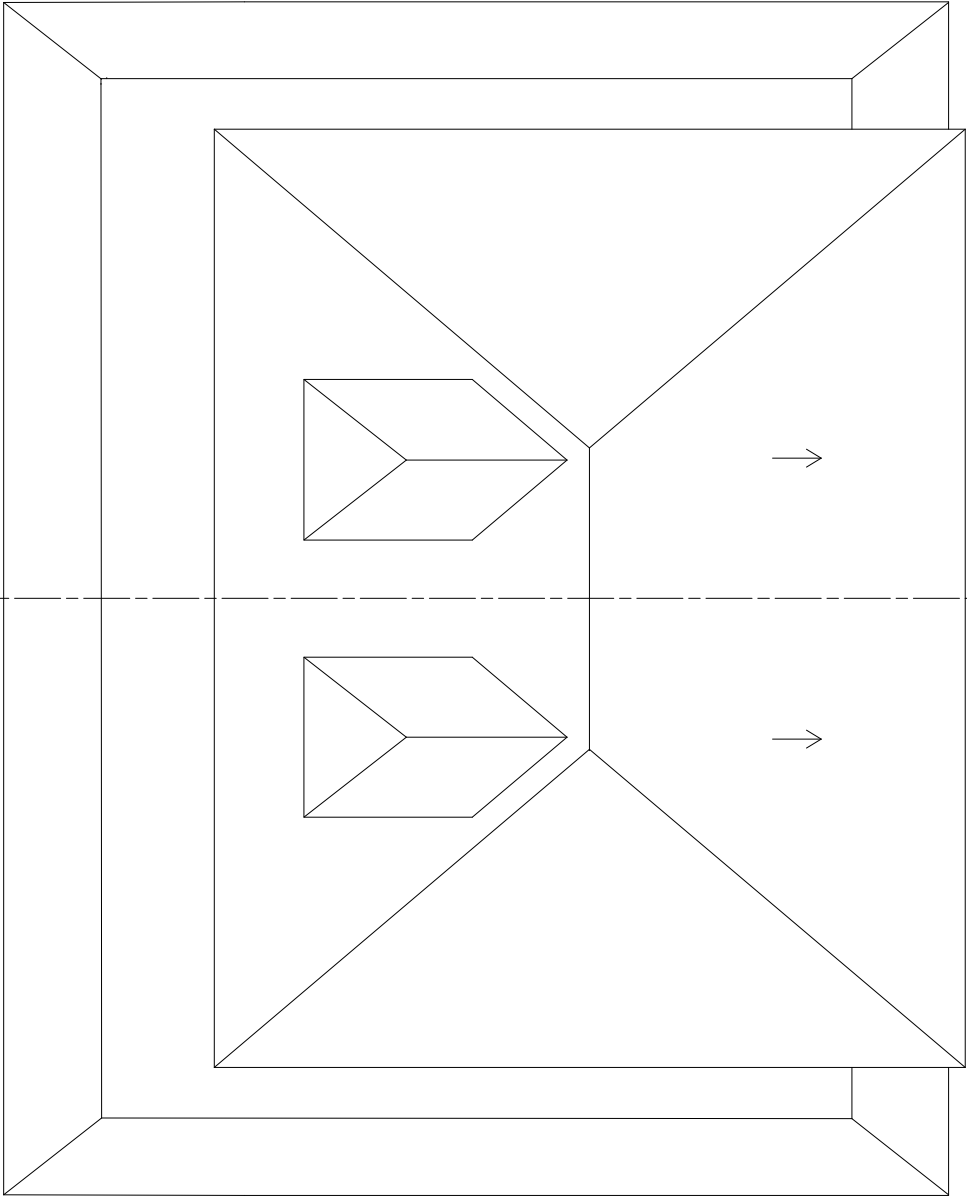
DRG NO: 1324-30-102 Rev. -

LOFT FLOOR
39m2

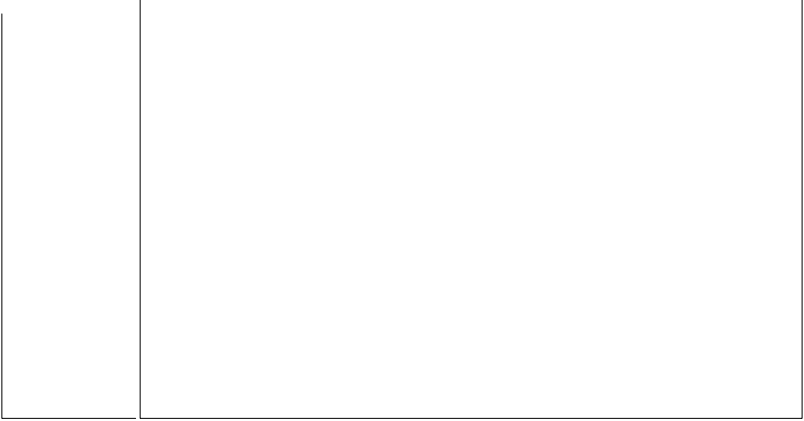




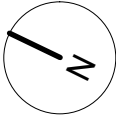
No. 30



No. 28



No. 26



ROOF PLAN

Rev.	Date	Notes	By
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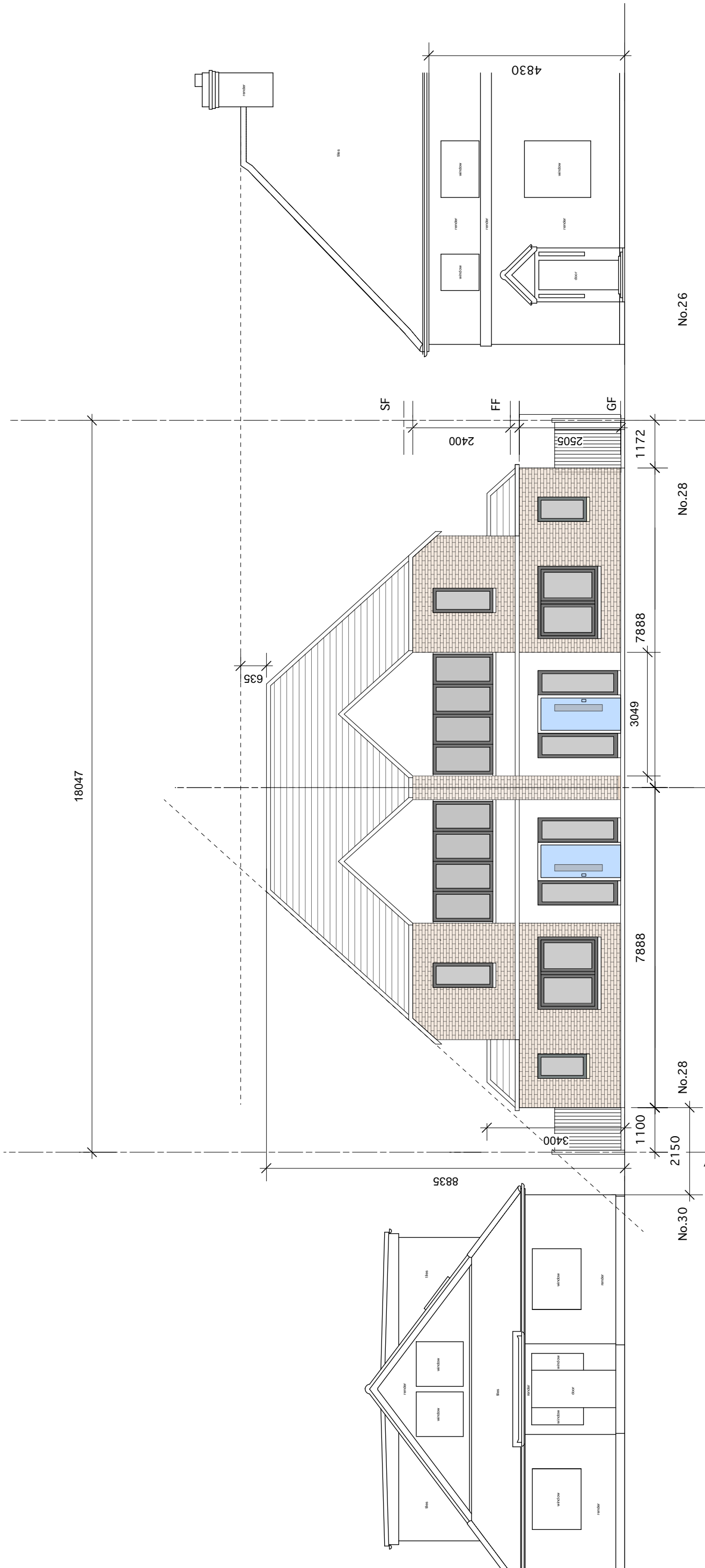
Type: PROPOSED
Status: PLANNING

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Client: JS
Project: NEW HOUSES
Site: 28 Acacia Ave HA4 8RG
Title: ROOF PLAN
Date: 21.03.18
Scale: 1:100
Sheet: A3
By: SS

DRG NO: 1324-30-104 Rev. -

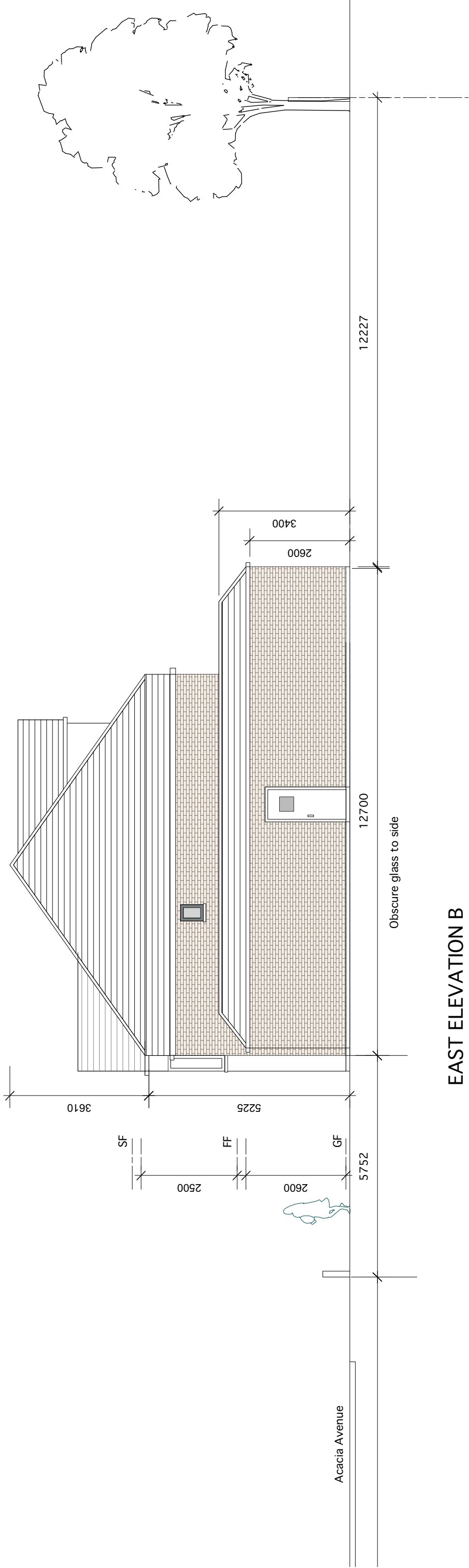


SOUTH (FRONT) ELEVATION A



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Client:	JS
Project:	NEW HOUSES
Site:	28 Acacia Ave HA4 8RG
Title:	FRONT ELEVATION
Date:	21.03.18
Scale:	1:100
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DRG NO:	1324-30-200 Rev. -



EAST ELEVATION B



Rev.	Date	Notes	By
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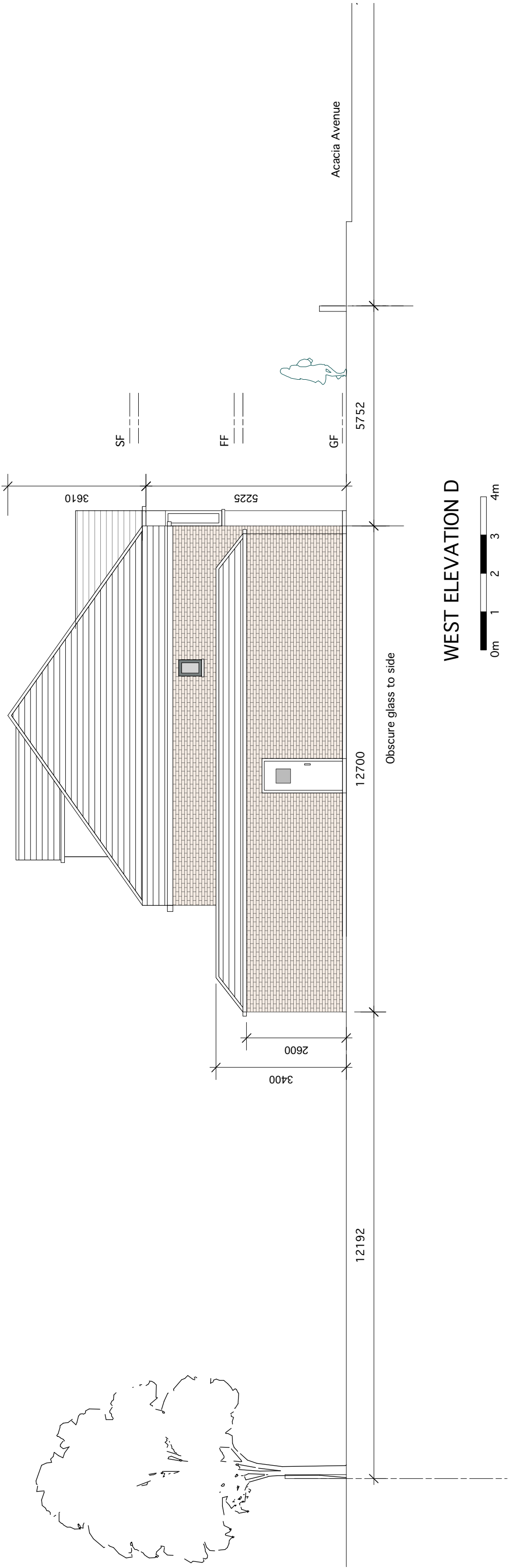
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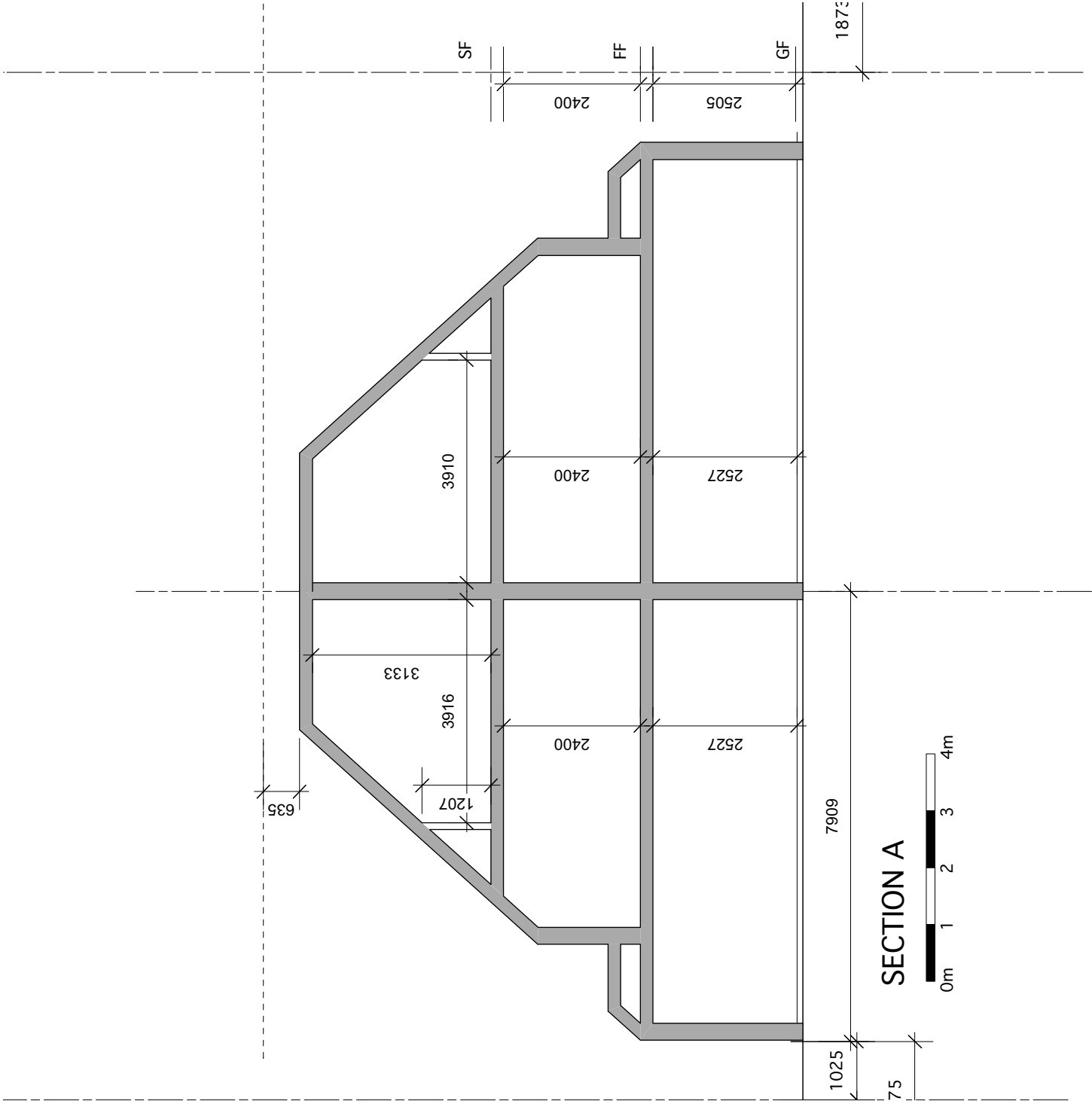
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Client: JS
Project: NEW HOUSES
Site: 28 Acacia Ave HA4 8RG
Title: SIDE (EAST) ELEVATION
Date: 21.03.18
Scale: 1:100
Sheet: A3
By: SS

DRG NO: 1324-30-201 Rev. -

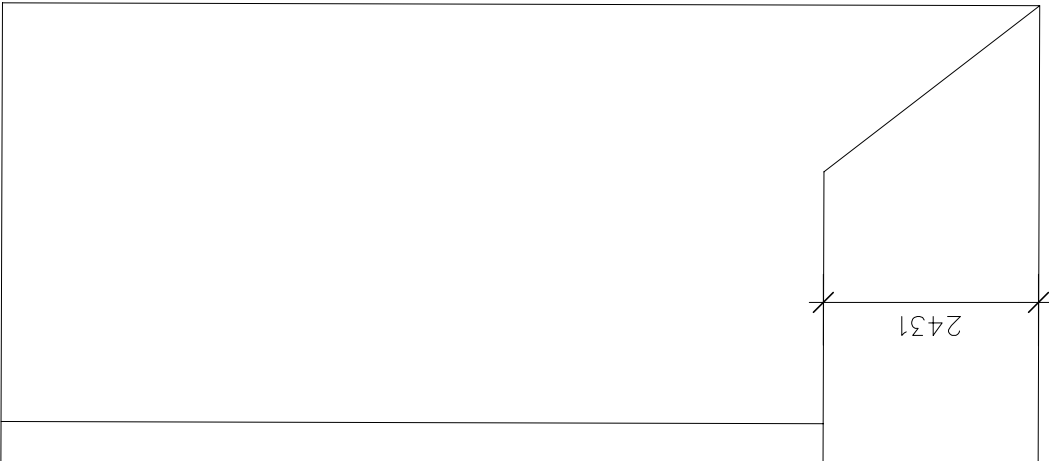


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Project: NEW HOUSES			
Site: 28 Acacia Ave HA4 8RG			
Title: SIDE (WEST) ELEVATION			
Date: 21.03.18			
Scale: 1:100			
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Project:	28	Acacia Ave HA4 8RG	
Site:	SECTION A		
Title:	21.03.18		
Date:	1:100		
Scale:	A3		
Sheet:	SS		
By:			
DRG NO:	1324-30-300	Rev. -	

Proposed Roof Plan

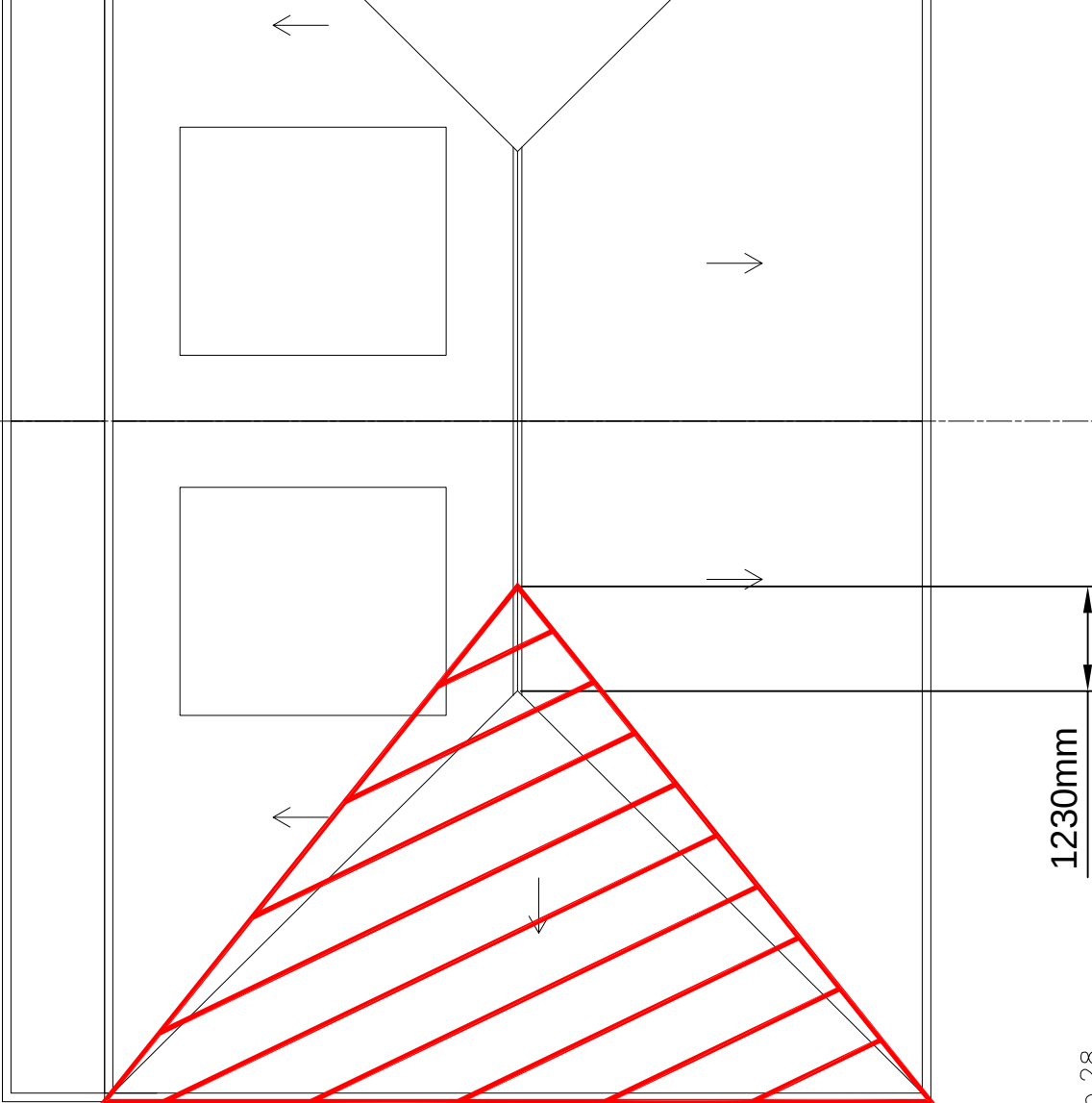


No. 30

Key:



Proposed Cutback Area



No. 28

Project Name: 28 Acacia Avenue

Drawing Title: Proposed Cutback

Drawing No: 1 of 2		Rev. -
Rev	Date	Details of revision



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Key:

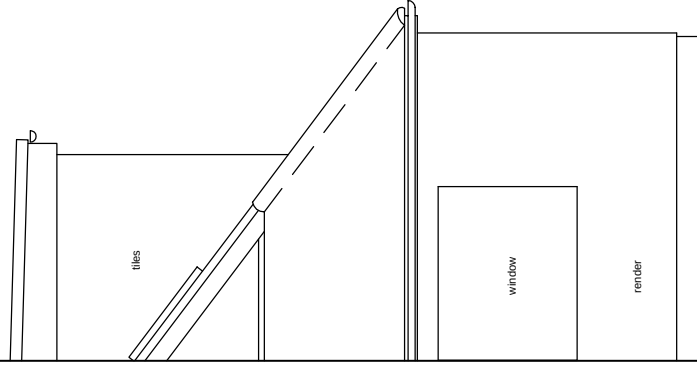


Proposed Cutback Area

1230mm

Proposed Front Elevation

2050mm



tiles

window

render

Project Name: 28 Acadia Avenue

Drawing Title: Proposed Cutback

Drawing No: 2 of 2

Rev

Date

Details of revision

Rev

Date

Details of revision



RIGHT OF LIGHT
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Chartered Surveyors

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No.30

No.28