



To
Planning Officer
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Date 23 February 2024

Your reference 2024/0439/NEW

Our reference RN

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(TFT) Ltd is a limited
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Dear Sirs

**19 Steele's Road, London, NW3 4SH and impact on 20 Steele's Road: Planning Application
Reference: 2024/0439/NEW – Daylight and Sunlight – OBJECTION**

TFT have been instructed by the owners of 20 Steele's Road in relation to planning application reference 2024/0439/NEW, which includes ground floor extension works to the rear of 19 Steele's Road. We have reviewed the planning application drawings and Planning Design & Access Statement prepared by Webb Architects Limited, referenced below and our comments are as follows.

Our client is very concerned that the proposed works will have a significant detrimental effect on daylight and sunlight to their property and therefore strongly object to the planning application. They are concerned that not only will these proposals breach guidelines in isolation, but also that the cumulative impact of the ground floor extension to 21 Steele's Road will cause a 'tunnel effect'. This will dramatically reduce the natural light and sense of wellbeing within their property.

As you will be aware, these matters should be considered in accordance with the Building Research Establishment (BRE) *Guidelines 'Site Layout Planning for Daylight and Sunlight: a guide to good practice'* 2022. Despite breaching the BRE's initial 45° assessment, no BRE daylight and sunlight assessments have been provided as part of the submission documents. Therefore, there are concerns that the impact to the natural light to 20 Steele's Road will not be properly considered. Where a proposed extension fails this initial test, the BRE guidelines (2022) recommend that more detailed tests are undertaken. These include Vertical Sky Component (VSC), No Skyline (NSL) for daylight and Annual Probable Sunlight Hours (APSH) for sunlight. As the obstruction will occur at the southern boundary of the garden amenity space to 20 Steele's Road, a BRE overshadowing assessment to also be undertaken.

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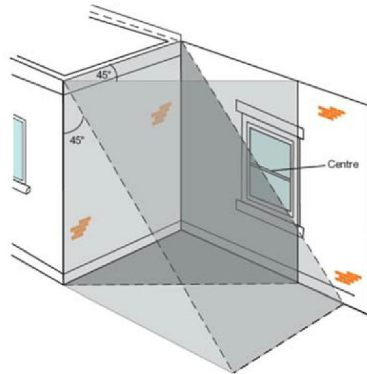


Figure 17: Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.

Figure 1: BRE 45° diagram (BRE 2022)

The proposed extension will cross the centre of at least one window to 20 Steele’s Road in both plan and elevation. As such, the BRE recommend detailed assessment as a noticeable loss of daylight and sunlight is likely to occur.

The planning application drawings also indicate that a new trellis will be placed on the boundary party structure extending, significantly above the existing wall height. Whilst the trellis is an open structure, this will be infilled with dense climbing plants that will, in effect, create a tall opaque structure. As the proposed extension and trellis are located on the southern boundary of 20 Steele’s Road, this impact sunlight to both the windows and garden for a large proportion of the day.

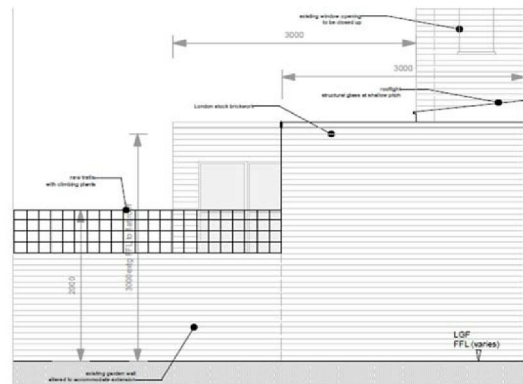


Figure 2: Side elevation drawing (Webb Architects Limited)



From rear garden looking across no20 to rear extension no21

Figure 3: Photograph across the boundary to 20 Steele's Road (Webb Architects Limited)

The photograph in Figure 3 above, shows both the relationship of the south-facing window from 20 Steele's Road and existing boundary. Also, the permitted extension at 21 Steele's Road, which will cause a cumulative 'tunnel effect' causing a restriction of light from two directions.

The BRE guidelines indicate by permitting extension on both side of a property, a tunnel affect can be harmful to the daylight and sunlight to the property, as indicated in Figure 3.



Figure 19: A tunnel effect can occur if a window is obstructed by extensions on both sides

Figure 4: 'Tunnel Effect' created by extension either side of property (BRE 2022)

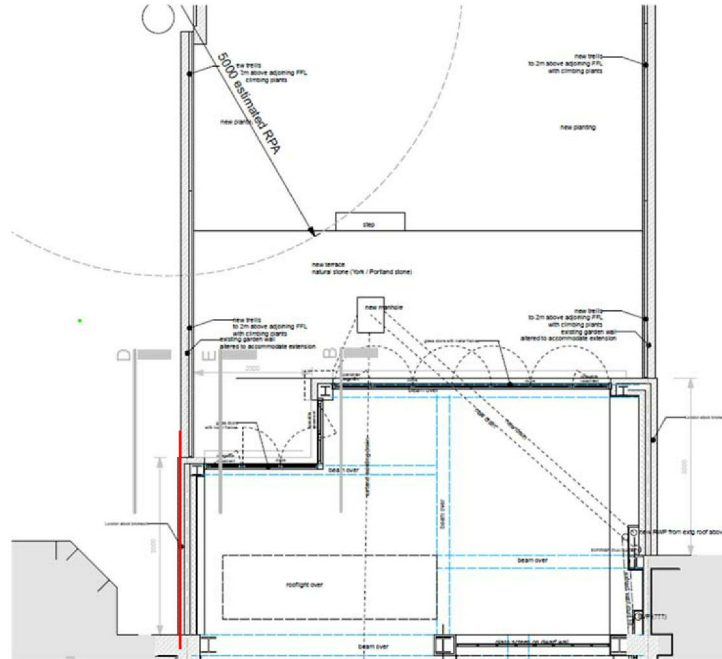


Figure 5: Ground floor plan as Proposed (Webb Architects Limited)


In addition to the impact to natural light, the proposed plan drawing indicates this will require the wall to be widened to create the cavity wall construction, extending beyond the existing boundary wall position. This widening will encroach upon the land of 20 Steele's Road, and therefore will require illegal trespass onto the neighbouring land. Therefore, the planning consent sought cannot be built without trespass and therefore should be revised accordingly.

We therefore conclude that at the very least, full detailed BRE Daylight, Sunlight and Overshadowing assessments are provided to enable proper consideration of impact to our client's property. Furthermore, the design is addressed to adjust the wall position to avoid any future trespass and necessary legal action.

Yours faithfully



Richard Nosworthy
Director
For and on behalf of Tuffin Ferraby Taylor (TFT) Ltd

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