

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/0143/P	Adam Packer	31/03/2021 22:05:16	OBJNOT	<p>I am concerned about the substantial reduction in light to 14 Eldon Grove, which exceeds the relevant guidelines. The supporting document titled „Daylight and Sunlight Report 04 December 2020„ indicates the reduction in light is substantial, as much as an 80% reduction.</p> <p>On pages 20-21, the report highlights a major negative impact against BRE guidelines: „On the ground floor level there are two windows which show as transgressions from the BRE guidelines. These windows are located towards the rear of the house on the side elevation, and in the existing condition they are unobstructed by the existing single storey garage building, and have a view out over the rear garden of 12 and 13 Eldon Grove. Therefore, any development extending further into the site than the existing building would likely result in VSC transgressions for these ground floor windows.„ This conclusion is supported by Table P1 on page 33, which shows a 70% LOSS in light to Gnd Floor W1 in addition to a 66% LOSS in light to Gnd Floor W2. Additional LOSSES of lit area of 33% and 79% are shown in Table P2 on page 35 for the rooms in which those windows are located. The greater than 50% losses in average daylight factor in those rooms (page 45) for rooms that are already below BRE Guidelines are most worrisome as these reductions will result in yet further transgressions.</p> <p>In summary, while the proposed development has admirably attempted to take care on the impact to surrounding properties and indeed the entire community, this major issue is problematic and flawed given the existing structures in place on Eldon Grove. I object to the proposal and wish to attend and speak at the committee meeting.</p>
