



1 DOUGLAS HAIG ROAD, SALISBURY, SP1 3NB

Appeal against the decision of Wiltshire Council to refuse planning permission for a first floor rear extension, pitched roof to ground floor rear, and new rooflight.

GROUND'S OF APPEAL

March 2026

Grounds of appeal prepared by Matthew Holmes, BA (Hons), MA MRTPI

Spruce Town Planning Ltd
Registered company number: 12102408 Registered in England & Wales
Registered office: Northover House 132a Bournemouth Road, Chandler's Ford, Eastleigh, England,
SO53 3AL



1. INTRODUCTION

1.1 This appeal is made on behalf of Mr McHale and Miss Ambler (“the Appellants”) against the decision of Wiltshire Council (“the LPA”) to refuse planning permission for a proposed first floor rear extension, pitched roof to ground floor rear, and new rooflight at no.1 Douglas Haig Road, Salisbury, LPA application reference number PL/2025/08882.

1.2 The planning application was validated by the LPA on 11th November 2025. The LPA later refused permission under delegated powers on 21st January 2026. The reason for refusal was as follows:

1. The proposed two storey rear extension is sited on the boundary with No 3 Douglas Haig Road. By reason of its scale and siting, the extension would result in an unacceptable impact on the amenity of adjoining residential occupiers through loss of light to existing rear windows adjacent to the boundary and the overbearing effect of the extension on the existing outlook from the rear facing windows.

The development would fail to protect the reasonable living conditions of the neighbouring property and is therefore contrary to Core Policy 57 (vii) of the Wiltshire Core Strategy (2015), the guidance contained within Appendix D of the Wiltshire Design Guide SPD, and paragraph 135(f) of the National Planning Policy Framework which requires developments to provide a high standard of amenity for existing and future users.

2. THE SITE AND ITS SURROUNDINGS

2.1 The appeal site is located on the north side of Douglas Haig Road within an established residential area of Salisbury. The site comprises a previously extended semi-detached house set back from the highway by a gravel parking area to the front and with a garden to the rear. The application site is neighboured by residential dwellings, predominantly semi-detached houses, and a school to the north. Houses are of a similar design, massing and scale, however other houses on the road have been extended to the rear. The adjoining no.3 has not been extended.

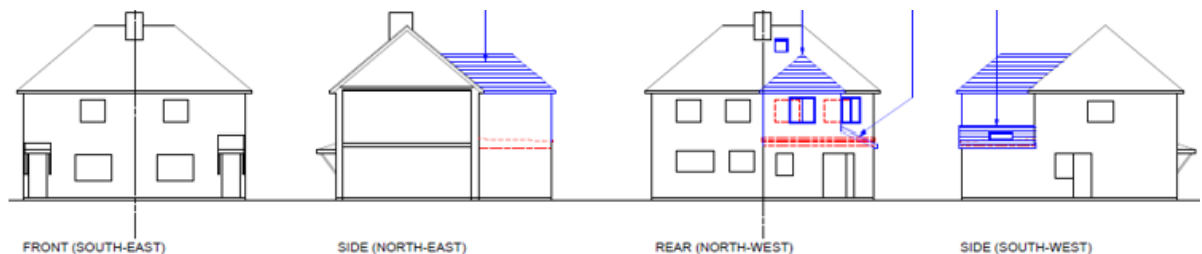


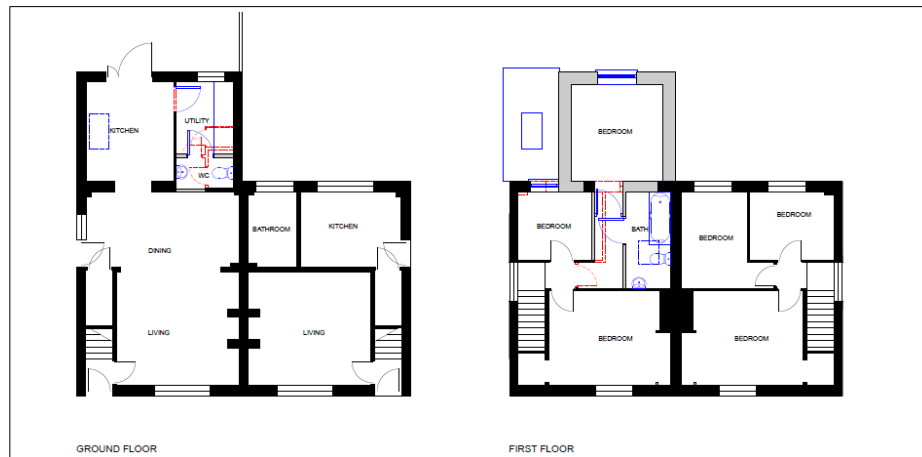
Aerial view of the site (www.google.co.uk)

- 2.2 The existing house at the appeal site is not a listed or locally listed building and nor are there any heritage assets in the immediate vicinity of the site.

3. THE PROPOSED DEVELOPMENT

- 3.1 The application proposes the construction of a first-floor rear extension above the existing single storey extension, a pitched roof with rooflight to the remaining ground floor and insertion of a rooflight on the main roof. Notably, the proposed house alterations have been designed in positive response to the Local Authority comments at the pre-application stage to ensure that the extension remains subservient to the host dwelling by altering the roof design to reduce the mass and proposing materials to match or complement the existing building. Extracts of the proposed plans are shown below.





Proposed floor plans and elevations extract (jpittardlimited)

- 3.2 The proposed development is designed to create additional and more useable living accommodation to meet the needs of the occupants, in particular creating additional floor space to allow for the bathroom to be relocated to the first floor whilst retaining three bedrooms.
- 3.3 A daylight study was conducted to support the application to ensure the proposed extension will not have a significant impact on no.3 access to natural light. Contextually, the altered house will continue to complement the dwellings on Douglas Haig Road and in particular will preserve the amenity of the adjacent no.3.

4. RELEVANT PLANNING HISTORY

- 4.1 There is no recent planning application history for the appeal site. In June 2025 and prior to the submission of the appeal application the Appellants sought pre-application advice from the LPA on a proposal for the construction of a first-floor rear extension and rooflight (reference ENQ/2025/00757). The LPA'S comments included;
- In terms of design, the extension would be subservient to the host dwelling and is acceptable in design, scale and massing. The LPA suggested matching roof/wall materials to the existing building.
 - Concern raised with regards to overshadowing neighbour windows. The application would need to include plans identifying relationship with neighbouring windows and demonstrate adherence to appropriate tests, such as the 45 degree test in accordance with Building Research Establishment (BRE) Site Layout Planning for Daylight and Sunlight 2022 in line with the LPA'S Design Guidance SPD 2024 to demonstrate that the proposed extension will not cause adverse overshadowing impacts to the neighbouring dwelling.

- Any concerns or objections raised by neighbouring dwellings would need to be addressed.
- No objection to the proposals on Highways grounds.

4.2 Some examples of other houses on the north side of Douglas Haig Road that have been extended to the rear include;

- No. 15, two storey rear extension and associated works approved in 2003 (reference S/2003/0784).
- No.17, erection of a two storey rear extension approved in 2018 (reference 18/03137/FUL).
- No.19, single storey rear extension approved in 1994, and first floor rear extension approved in 2001 (S/2001/0917).
- No.23, two storey and single storey extension to the rear of the property approved in 2012 (S/2011/1827).

5. RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (December 2024) and Planning Practice Guidance

- 5.1 The National Planning Policy Framework (NPPF) confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development is defined as encompassing economic, social and environmental factors. The social role includes supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment.
- 5.2 The NPPF confirms that there is a presumption in favour of sustainable development, for decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.3 Section 11 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The development of under-utilised land and buildings should be supported.
- 5.4 Paragraph 131 of the NPPF confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a

key aspect of sustainable development, creates better places in which to live and helps make development acceptable to communities.

- 5.5 Paragraph 132 of the NPPF refers to Local Plans setting out a clear design vision and expectation so that applicants have as much certainty as possible about what is likely to be acceptable. Paragraph 133 requires LPAs to produce design guides or codes consistent with the policies set out in the National Design Guide and National Model Design Code, and which include a degree of prescription tailored to local circumstances whilst allowing a suitable degree of variety.
- 5.6 Paragraph 135 of the NPPF states *“Planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*
- 5.7 Planning Practice Guidance (PPG) provides further context on design principles via the National Design Guide (2021). It talks about well-designed places being achieved through making the right choices at all levels including; the layout, the form and scale of buildings, their appearance, landscape, materials and their detailing. Part two of the guide sets out the ten characteristics that work together in a well-designed place to create its physical character, to nurture and sustain a sense of community and to positively address environmental issues affecting climate.

Local Planning Policy

- 5.8 In this instance, the Local Development Plan comprises the Wiltshire Core Strategy (2015), Salisbury Neighbourhood Development Plan (2025) and SPDs; Salisbury Design and Advertising Guide (2025), Wiltshire Design Guidance (2024).
- 5.9 Core Strategy Policy 1: Settlement Strategy – sets out the settlement strategy for new development in the District. It identifies where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. These comprise Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages.
- 5.10 Core Strategy Policy 2: Delivery Strategy - seeks to deliver 42,000 homes in Wiltshire during the plan period 2006-2026. There is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages (Salisbury is defined as principal settlement).
- 5.11 Core Strategy Policy 57: Ensuring High Quality Design and Place-Shaping – requires a high standard of design for all new developments, including the creation of a strong sense of place through drawing on the local context, responding positively to existing townscape and landscape features and being complementary to the locality. Proposals are to make efficient use of the land whilst taking account of the characteristics of the site and having regard to the compatibility of adjoining uses and the amenities of existing and future occupants.
- 5.12 The Salisbury Neighbourhood Development Plan (2025) requires all development to have regard to the Salisbury Design and Advertising Guide when addressing Core Policy 57.
- 5.13 The Salisbury Design and Advertising Guide (2025) sets out in figure 7 the key principles when planning an extension to an existing dwelling; Scale and massing (avoid large extensions that overwhelm the original dwelling by setting back behind the wall of the main house and a drop in the roofline), style (complement the style, proportions, detailing and materials of the original building), materials (to match or sympathetic to existing or a bold modern design), roof-form (flat roofs not supported, extensions to be subordinate to the original dwelling), impact on neighbours (design to consider and minimise potential impact on the quality of life of others), dormer roof extensions (and rooflights are to be sympathetic to original house).

- 5.14 The Wiltshire Design Guidance (2024) refers to design of new homes and references the National Design Guide H1, H2 and H3. Residential developments are to provide healthy, comfortable and safe internal and external environment with access to daylight and sunlight, privacy and amenity. Garden amenity space should avoid excessive shading with no more than a third to be in shade at any one time. Appendix D of the document sets out specific design guidance for householder extensions and states that they should respect original building and neighbouring properties, Extensions should not be unduly overbearing or obtrusive to neighbouring properties and should fit with existing street scene and character.

6. MATTERS NOT IN DISPUTE IN THE APPEAL

- 6.1 Based on the reason for refusal given by the LPA and the content of the Officer's Report the following matters are considered to be agreed between the main parties as not being in dispute in this appeal;
- The site falls within the built-up area of Salisbury as set out in the Local Plan policies map and an extension to the house is therefore acceptable in principle,
 - The proposed rooflight in the existing roof to serve the proposed bathroom is acceptable.
 - The proposed materials of painted render, roof tiles to match existing and slate tiles to the new pitched roof are acceptable.
 - The proposed window positions ensure the proposed extension is acceptable regarding privacy and overlooking.
 - The proposal preserves the amenity of no.82 Hulse Road.
 - The existing parking provision is sufficient to meet the parking standards for the increase in floor area (the property will remain a 3-bed dwelling), and
 - The proposal preserves highway safety and there are no ecology or flood risk issues as would affect the proposed development.

7. THE ISSUES IN THE APPEAL

- 7.1 Based on the reason for refusal given by the LPA the main issue in the appeal is whether the proposed development preserves the amenity of no.3 Douglas Haig Road in terms of light and outlook.

8. CONSIDERATION OF THE ISSUE

- 8.1 The Appellants refute the LPA's claims in the refusal notice and contend that the proposal is well designed in scale and siting to ensure the amenity of the adjoining property will be preserved. It is notable that there were no neighbour objections to the proposed development and both the Officers Report and the pre-application advice both confirm that the design and form of the proposed extension is subservient to the original dwelling, which accords with the LPA's design guidance and policy 57.
- 8.2 The reason for refusal states that the proposals *"By reason of its scale and siting, the extension would result in an unacceptable impact on the amenity of adjoining residential occupiers through loss of light to existing rear windows adjacent to the boundary"*. The Appellants argue that the evidence submitted with the application was sufficient to demonstrate that the proposed design of the extension will not cause an unacceptable loss of light to the existing windows at the rear of no.3 Douglas Haig Road. The Appellants followed the LPA's pre-application advice and commissioned a Daylight and Sunlight Survey to assess the impact of the proposed development on the adjacent no.3. No.3 is laid out with the main living areas and bathroom to the ground floor and three bedrooms to the first floor. The report focused on the main living spaces and rear garden, i.e. the living room to the front of the house and the kitchen to the rear. The report clearly confirms that the proposals pass the recommendations for daylight illuminance and solar exposure and therefore the proposed extension will not adversely impact the adjoining no.3's access to light for internal habitable rooms and the garden.
- 8.3 The reason for refusal specifically refers to the loss of light to *'existing rear windows adjacent to the boundary'*, ie the ground floor bathroom and nearest first floor bedroom of no.3. The ground floor bathroom is not a habitable room and, in any case, already sits adjacent to the existing single storey rear extension at the rear of no.1. Therefore, the Appellants contend that any loss of light to the bathroom window is minimal and not a justifiable reason for permission to have been refused.
- 8.4 In terms of the first floor bedroom window of no.3, following the determination of the application the Appellants' daylighting consultant has provided further evidence to demonstrate that the assumption in the Officer's Report that *'the first floor extension will result in the loss of light to the first floor bedroom on the party wall of 3 Douglas Haig Road'* is inaccurate. The

Officer's report has only considered the 45° approach in terms of the plan view and has not considered the elevation view. An addendum to SH25106 Daylight and Sunlight Survey for 3 Douglas Haig Road is attached at Appendix B. This document provides evidence to further support the argument that the proposed extension will preserve an acceptable level of daylight to the bedroom. Even though the bedroom closest to the party wall falls within the 45° angle on the plan view, the bedroom passes the test in the elevation view. The report states that *"the proposed extension will not cause adverse loss of light to the neighbouring property at 3 Douglas Haig Road. The 45° analysis confirms that the impact on the neighbouring Bedroom 2 adjacent to the boundary is likely to be small. The relevant glazing exceeds BRE thresholds for VSC, maintains more than 0.8 of its former value, and the room achieves recommended internal daylight levels. The LPA's conclusion that the extension would significantly reduce light to the first-floor bedroom on the party wall is therefore not supported by the objective evidence."*

The addendum confirms that the analysis of the Vertical Sky Component (VSC) and internal illuminance levels demonstrate that the proposals pass the recommendations for VSC levels and all rooms pass recommendations for daylighting. Therefore, it can be concluded that the proposed extension will have an acceptable impact on neighbour amenity in terms of access to light.

- 8.5 The reason for refusal also states the proposal will have an unacceptable impact through *"the overbearing effect of the extension on the existing outlook from the rear facing windows"*. The Appellants contend that the scale and siting of the extension is sensitively designed and entirely appropriate given the pattern of development in the area and the lighting survey evidence that confirms the proposal will preserve access to daylight for no.3. The set back position of the first floor extension on the west elevation is designed to ensure the development will not appear overbearing to the adjacent no.82 Hulse Road, which has a significantly smaller rear garden than no.3 Douglas Haig Road, this approach was welcomed by the LPA in the pre-application advice response. As a result, the proposed design for the first-floor extension provides an appropriate balance of providing the additional internal amenity space the Appellants seek whilst minimising the impact on neighbour amenity.
- 8.6 The proposed first floor extension follows the footprint of the existing single storey extension which extends 3.5m beyond the rear elevation of the original house. As set out in section 4.2 above, other houses on the north side of Douglas Haig Road have been extended to the rear and

it is notable that the depth of the proposed extension is less than some of the other extended properties. Larger extensions have been permitted elsewhere and were not considered to have an unacceptable impact on the outlook of the adjacent bedroom windows, therefore the same judgement could be made for the proposed relationship between no.1 and the adjoining no.3.

- 8.7 In a residential area such as Douglas Haig Road the typical outlook from the rear of a property is towards their own and neighbouring gardens, as is the case for no.3, and the proposed development will not alter the nature of its outlook. There isn't anything significant about this outlook that will be diminished in anyway by the siting of the proposed extension. Aerial images from Google Earth in Appendix A demonstrate the existing pattern of development and the size of other rear extensions, as well as the outlook of the row of properties. The proposed extension will be visible from the nearest bedroom window of no.3 of course, but a distinction needs to be drawn between the extension being visible and being harmful.
- 8.8 The submitted Daylight and Sunlight survey indicates that the degree of shading as a result of the proposed extension of no.1 will not significantly change. The Salisbury Design and Advertising Guide Appendix D requires the design of extensions to consider and minimise potential impact on the quality of life of others, and the proposed development clearly aligns with that aim.
- 8.9 In contrast to the LPA's reason for refusal the Appellants consider that, taking into account the evidence provided by the Daylight and Sunlight survey and its addendum, and the pattern of development in the area the proposed development cannot possibly be considered 'overbearing'. The proposal will provide additional internal amenity space to meet the needs of the occupants. The extension is sensitively designed to be subservient to the original building and to minimise the potential impact on neighbour amenity in compliance with Core Policy 57, the design guidance and NPPF.

9. CONCLUSIONS

- 9.1 The planning application proposals clearly demonstrate a quantum of development for the site that can be accommodated whilst preserving neighbour amenity. This can clearly be seen in the submitted lighting survey evidence, plans and Google Earth images that accompany this statement, and will be apparent at the site visit. Core Policy 57 requires that new proposals are to make efficient use of the land whilst taking account of the characteristics of the site and having

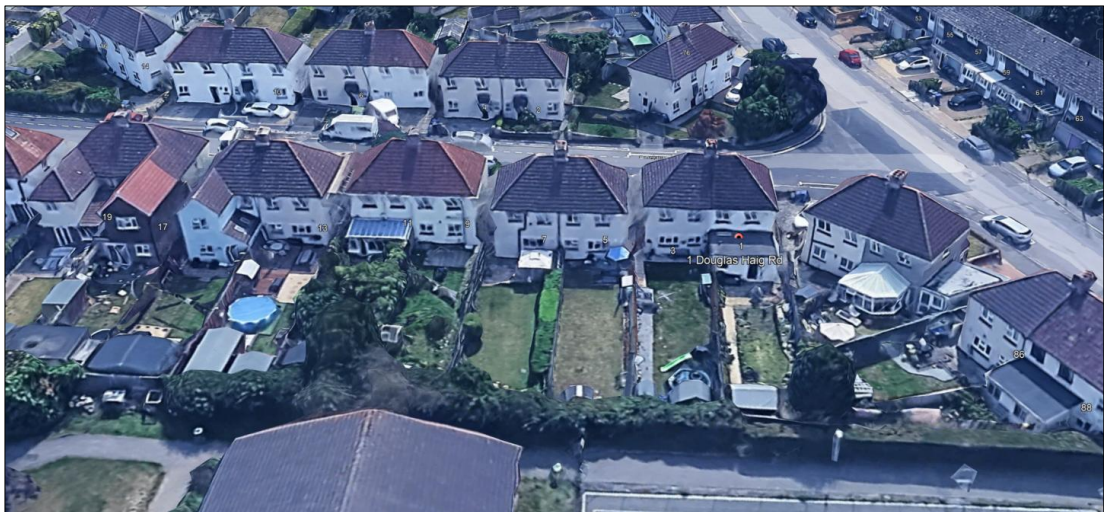
regard to the compatibility of adjoining uses and the amenities of existing and future occupants, and in contrast to the LPA's refusal, the Appellant argues that is clearly achieved in this case;

- The proposed extension is designed to a high standard taking into consideration the character of the original building and other permissions in the area.
- The proposed scale, massing and ridge height is appropriate for the existing footprint and will ensure the extension is subservient to the original building, with materials to match or complement the existing.
- The proposed development will not have a material adverse impact on neighbour amenity and will not appear overbearing.
- The proposed development will make efficient use of the existing building and land, it will function well, providing flexible internal accommodation for the Appellants and their family.

9.2 In accordance with the National Planning Policy Framework consideration needs to be given as to whether the proposals constitute sustainable development, for which there is a presumption in favour of planning permission being granted. In this case, it has clearly been shown that the proposals will not harm the character of the area and will preserve the amenities of neighbouring dwellings. The proposals use natural resources, in this case land, efficiently to remodel a family home in an accessible location.

9.3 The Inspector is therefore respectfully requested to allow this appeal subject to appropriate conditions. A list of suggested conditions is attached as Appendix C.

APPENDIX A – SITE IMAGES



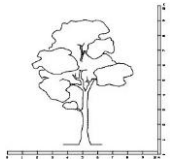
Aerial views of the appeal site (www.earth.google.co.uk)

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APPENDIX B – Light Impact Assessment Appeal SH25106 Douglas Haig Road



1 Douglas Haig Road
Salisbury
SP13NB

Re: Appeal Against Refusal of Planning Permission (Application No PL/2025/08882) 1 Douglas Haig Road, Salisbury, SP1 3NB

Dear Rachael Ambler,

I am writing as an addendum to SH25106 Daylight & Sunlight Survey for 3 Douglas Haig Road (17/09/2025), in support of the appeal against the refusal of planning permission for the proposed extension at 1 Douglas Haig Road. The original light survey included data regarding light in what were considered main living spaces (Living room and Kitchen) and the external amenity space (Garden). The Local Planning Authority (LPA) refused the application partly on the basis that the extension would cause an unacceptable '*loss of light to existing rear windows adjacent to the boundary*' of the neighbouring property at 3 Douglas Haig Road. This would be the first-floor bedroom (Bedroom 2) adjacent to the proposed extension and the ground floor bathroom. Bathrooms are not habitable rooms and a reduction in their natural light is not viewed as a significant loss of residential amenity. However, as the LPA's refusal was based upon information not included in the original light survey, this letter reiterates information submitted plus additional evidence regarding Bedroom 2 to ratify the appeal.

Light impact assessment summary

A detailed daylight and sunlight assessment was undertaken using industry-standard methodology, including the 45° approach referenced by the LPA, Vertical Sky Component (VSC) testing, and internal daylight illuminance modelling. The assessment examined the first-floor Bedroom 2 on the north-west elevation of No. 3, as this is the significant living room potentially affected by the proposed extension.

45° approach

The LPA's delegated report included a sketch suggesting that the first-floor extension would clearly result in loss of light to the first-floor bedroom of No. 3 on the party wall. However, when the 45° method is applied correctly:

- The centres of both first-floor bedroom windows lie outside the 45° line in elevation, meaning "*the impact of the extension is likely to be small*" (BRE209 2.2.17).

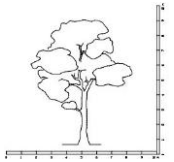
This demonstrates that the LPA's assumption of significant light loss is not supported by the BRE methodology.

Vertical Sky Component (VSC)

VSC analysis was undertaken using IES software, comparing conditions with and without the proposed extension.

The results show:

- The relevant bedroom window exceeds the BRE target of 27% VSC, both before and after the extension.
- The VSC values with the extension remain more than 0.8 times their existing values, meeting the BRE requirement that daylight should not be adversely affected.



Bedroom 2 retains a mean VSC of 31.17%, comfortably above the 27% threshold. These results confirm that diffuse daylight levels remain well within recommended standards.

Internal daylight levels

Annual daylight illuminance modelling shows:

- Bedroom 2 achieves 150 lux over 96% of the working plane, with average illuminance values of 228.79 lux on 21 March.

This room therefore exceed BRE daylight recommendations.

Methodology and detailed results

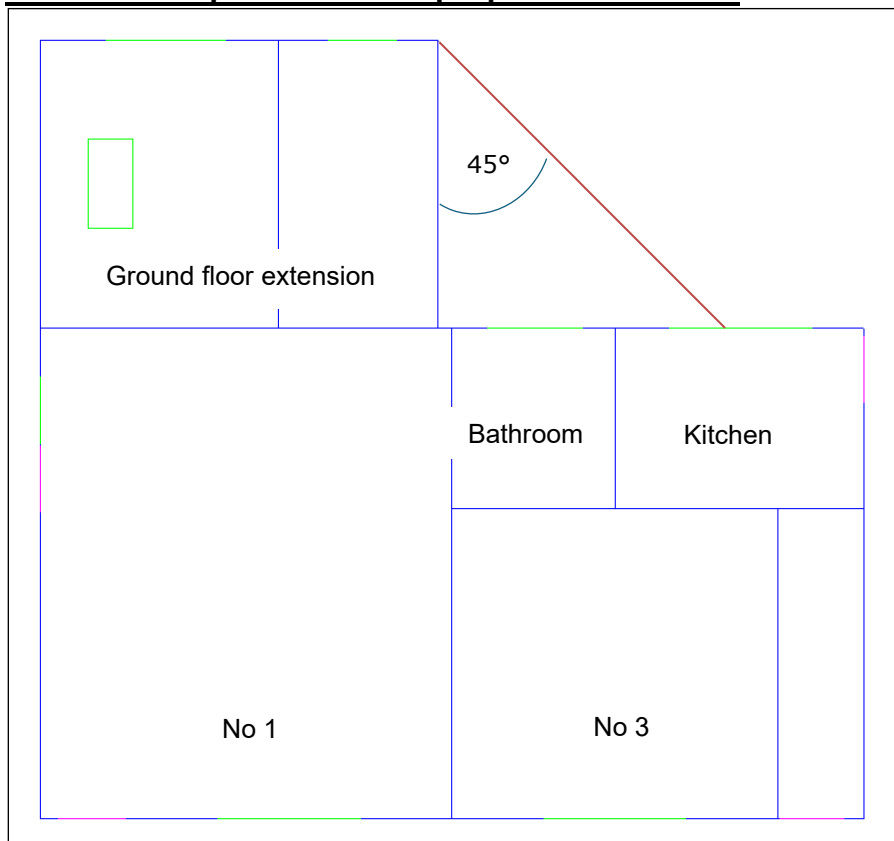
45° Approach

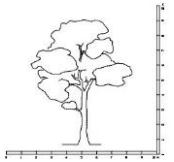
BRE209 2.2.17 Figures 17 & 18 illustrate the application of the 45° approach method with examples. This method has been utilized to test whether the centres of the windows on the north-westerly elevation of No. 3 will be affected by the extension of No. 1. This method requires a line at 45° being drawn from the proposed extension in both plan and elevation views, as illustrated below:

In plan view, a line at 45° was drawn from end of the extension towards No 3.

Results: the centre of ground floor bathroom window lies within the angle (non-habitable space), and the centre of ground floor kitchen window lies outside the angle (unlikely impact of light reduction).

Ground floor plan view with proposed extension

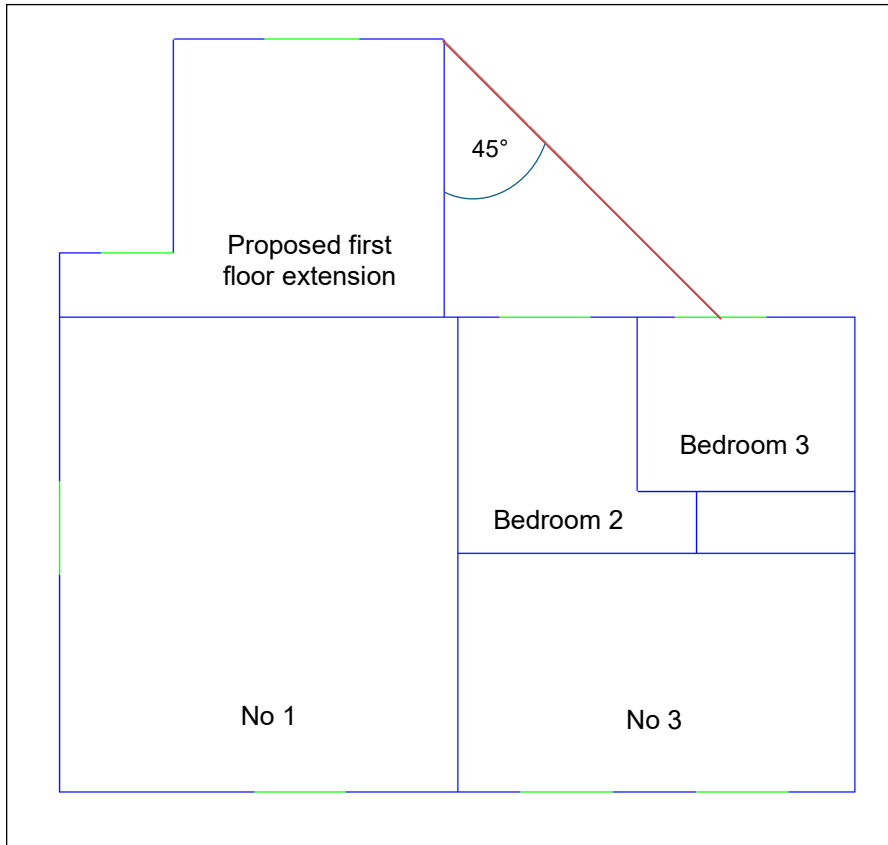




In plan view, a line at 45° was drawn from end of extension towards No 3.

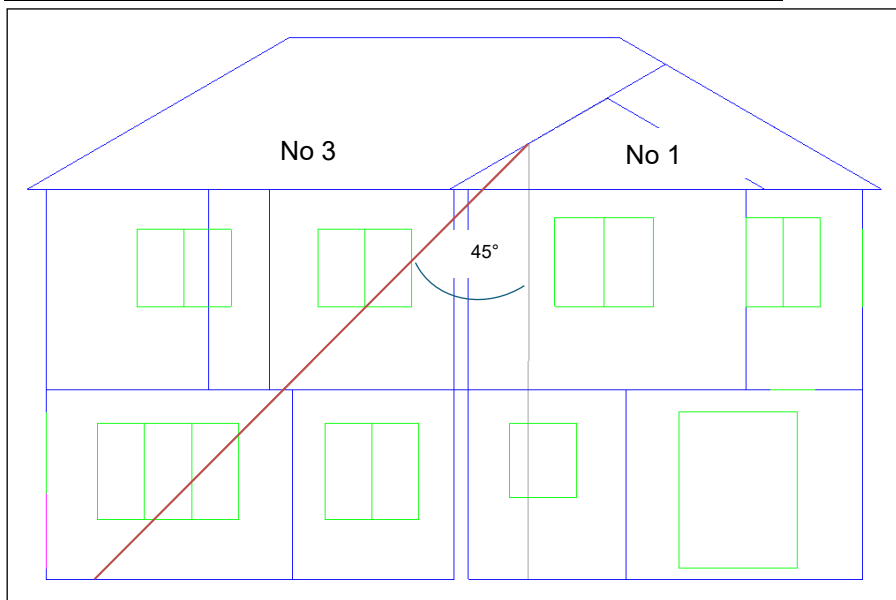
Results: the centre of Bedroom 2's windows lies within the angle (possible impact of light reduction) and the centre of Bedroom 3's window lies exactly on the angle (unlikely impact of light reduction).

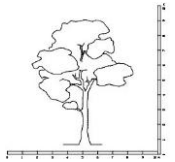
First floor plan view with proposed extension



In elevation view, a line at 45° was drawn from mid-point of pitched roof on first floor extension towards No. 3. **Results:** the centre of ground floor bathroom window lies within the angle (non-habitable space) and centres of both windows of first floor bedrooms lie outside angle (unlikely impact of light reduction).

North-west elevation view with proposed extension





As the centre of Bedroom 2's glazing lies outside the 45° angle in elevation view, the impact on light reduction from the extension is likely to be minimal: *'the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.'* (BRE209 2.2.17 p17) Bedroom 2 is only affected by the 45° angle in plan view, so this method suggests potential impact of light reduction.

However, this room is proven to fall within light recommendations with evidence from further analysis of VSC and internal radiance, illustrated as follows:

Vertical Sky Component (VSC)

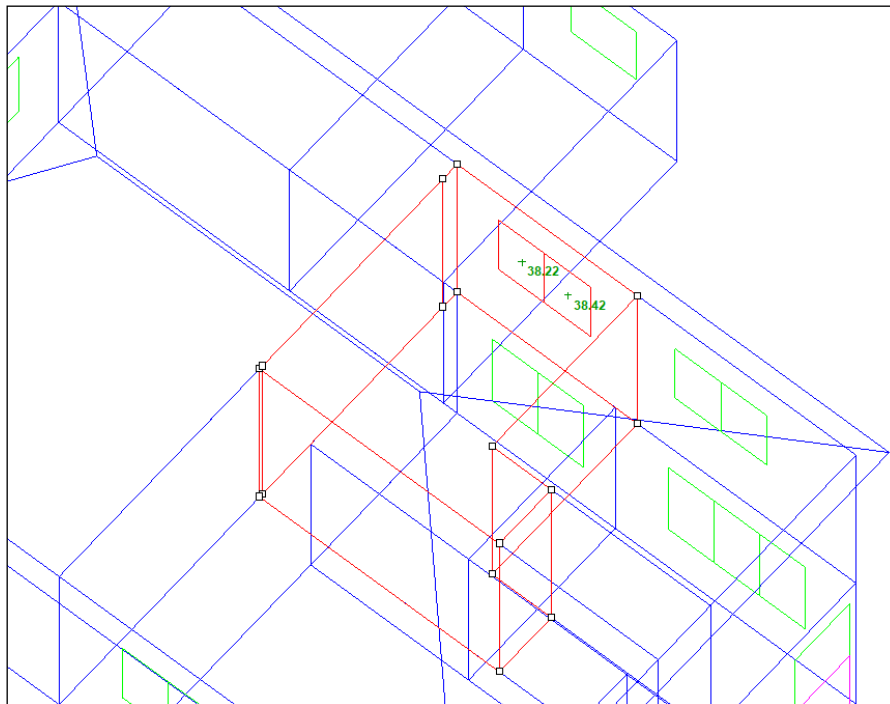
VSC was tested for Bedroom 2 of No. 3 and values compared, as recommended in BRE209 (2.2.23):

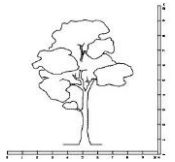
'If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:
- *the VSC measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value'*

The windows of Bedroom 2 for No. 3 in the model were analysed for VSC comparison:

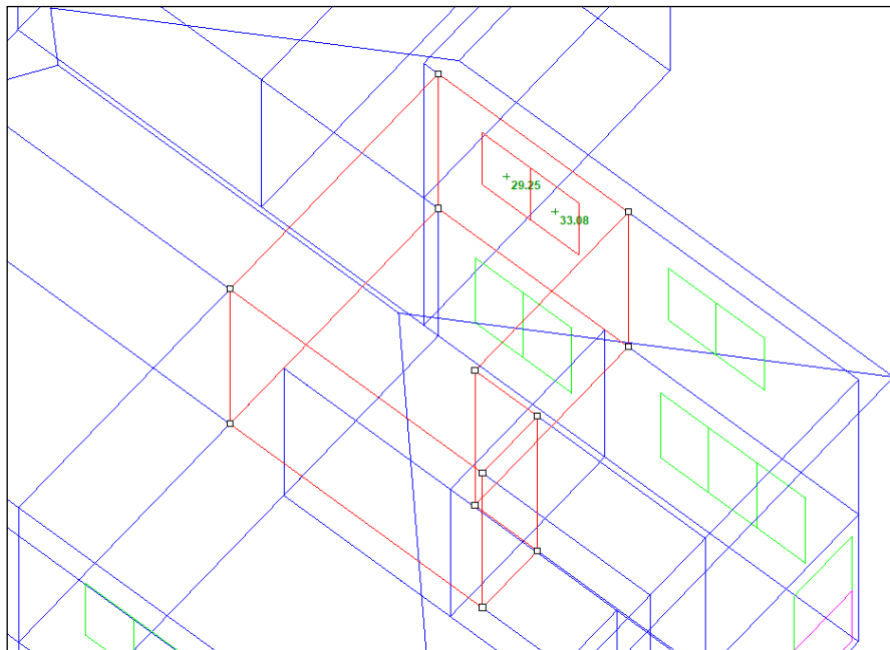
- with existing
- with proposed first-floor extension

VSC values existing (axonometric view from SE)





VSC values with proposed extension (axonometric view from SE)



In each image, green VSC values on the centres of Bedroom 2's glazing pass recommendations (above 27%). Mean VSC values were calculated for this room (there are two glazing panes) as recommended in BRE209 which are over 27%, both with and without the extension. *'If this VSC is greater than 27% then enough skylight should still be reaching the window of the existing building'* (BRE209 p15). See Quick View Results table below for analysis results.

VSC less than 0.8 times previous value

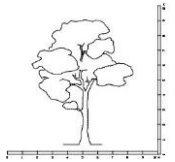
To establish further clarity, calculations were made to establish the difference in VSC values with and without the extension. These also show that the difference between the VSC values with the extension are more than 0.8 times the values without the extension. See Quick View Results table below for calculation results. Therefore, the diffuse daylighting with the extension for Bedroom 2 on the north-westerly elevation of house No. 3 will not be adversely affected by the proposed extension of house No. 1.

Internal daylight levels

Daylight was also analysed in No. 3's Bedroom 2. The room passes recommendations for daylighting.

As in the original Light Survey SH25106, daylight provision was analysed using illuminance levels on the reference plane based on dynamic climate data. This report uses annual climate data and CIE overcast cloudy conditions, to test how local shading affects the property's light, showing all results in lux and using 21 March as a reference date where necessary.

Results are shown in the table below:



Quick View Results

Skylight falling on vertical windows (VSC)								
Living space	Target VSC	Without extension		With extension		VSC values difference	Target VSC values difference	Pass/Fail
		Mean VSC	Pass/Fail	Mean VSC	Pass/Fail			
Bedroom 2	27%	38.32%	Pass	31.17%	Pass	1.23	>0.8	Pass
Daylight reaching internal space with extension								
Living space	Lux over 50% working plane (WP) 21 March		Results			Pass/Fail		
Bedroom 2	Target 150 lux		150 lux over 96% WP Average lux 228.79			Pass		

Conclusion

The technical evidence demonstrates clearly that the proposed extension will not cause adverse loss of light to the neighbouring property at 3 Douglas Haig Road. The 45° analysis confirms that the impact on the neighbouring Bedroom 2 adjacent to the boundary is likely to be small. The relevant glazing exceeds BRE thresholds for VSC, maintains more than 0.8 of its former value, and the room achieves recommended internal daylight levels.

The LPA's conclusion that the extension would significantly reduce light to the first-floor bedroom on the party wall is therefore not supported by the objective evidence. I respectfully request that the Inspector gives due weight to the detailed analysis provided and allows the appeal.

Thank you for considering this information.

Yours sincerely

Sophie Howell

APPENDIX C - SUGGESTED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. The materials used in the construction of the extension shall match as closely as possible those of the existing house.